

The Preserve at Lake Thomas HOA

January 2023 Communication

1/16/2023

Happy New Year Everyone!!!

As the new year has begun your HOA Board is already busy and wanted to connect with you regarding some key activities. First the new Board was installed. They are:

Jeff Shorts, President

Bernie Tanguay, 1st Vice President

Manny Mendez, 2nd Vice President/Head Architecture Review Committee

Tom Daly, Secretary/Treasurer

Frank Sierra, Director

As a Board we are excited to represent you and promise to keep the community informed and work in your best interests.

We'd like to thank **Ileana Oropesa Gatz, Dave Hachey, Jean Shorts, Manny Mendez, Bernie Tanguay** and **Jeff Shorts** for their assistance taking down the community Christmas Decorations. Hard to believe how quickly time is passing by!

Our vendor continues to make progress repairing north and south boardwalks. They are expecting handrail and flooring material to be delivered 1/17 or 18. Once received, the north boardwalk should be completed within a couple days and opened. The south boardwalk will be finished within the following month. (February)

The individual that damaged the entry screen to the north gate has been identified and we have been in contact with him. He has verbally agreed to reimburse the Community for the cost of replacement and repair. Your Board has reviewed the maintenance on our current touch screen system as well taking into consideration how easily it was damaged and decided to replace it with a more rugged and robust system. Numerous maintenance calls for repair in the past have been quite expensive. We are awaiting an install date, which would also address the issue with the north exit gate. Our thanks to our neighbor **John Naylor** for the countless hours he donates with administering the system and managing vendors prepping for the upcoming install.

The Board will utilize the community Facebook Page administered by **Jean and Matt Sanner** for short updates on activities and events. Please become a member if you haven't yet. The Group Name is The Preserve at Lake Thomas Neighbors.

You might not be aware, but the community web page preserveatlakethomas.com site has valuable information on it. Subjects such as Architectural information, paint colors for homes and mailboxes as well as what is and isn't permitted on properties are all covered there. You will also find key forms to use when submitting changes to the Architecture Review Committee, key contact information and Board Minutes.

We are in desperate need of a willing volunteer to administer the website as well as developing a quarterly newsletter. The website was built in WIX and anyone that is already familiar with this web interface should be able to administer the site and load updates with a commitment of approximately an hour or two a month. If you are interested, please contact us through The Trowbridge Company, trowbridgeco@msn.com.

We are thrilled to announce the formation of a Community Social Committee. Our thanks go to **Jean Shorts, Ileana Oropesa Gatz, Theresa Sierra, and Lucy DesJardin** for volunteering. This committee will plan and oversee holiday events, community garage sales, holiday decorating, holiday home decorating contests and other events to be announced. If anyone else is interested in helping, please let a Board Member know and we'll pass your information on to the committee.

The Board would love to be able to communicate quickly and directly to every HOA Homeowner when issues arise. The best way to do so would be to utilize email. The HOA currently does not gather and retain Homeowner's email addresses. Using email would also eliminate the cost of printing and mailing. If you wouldn't mind receiving email communications, please fill out the attached form and either return it to **The Trowbridge Company, Inc. PO Box 273708, Tampa, FL 33688 (trowbridgeco@msn.com)** or one of your Board Members. We realize some of you are very protective of your email address to prevent spam, and for good reason. We will not share your email address outside of the HOA Board and Property Manager.

Helping the community to save mailing costs, **Debi Gunnlaugsson** has graciously volunteered to hand deliver this communication. Thank you, Debi!

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