

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
January 11, 2024

Minutes

I. Call to Order

A Regular meeting of the Board of Directors for the Preserve at Lake Thomas Homeowners Association, Inc. was called to order by Jeff Shorts, President and Chairperson, on the above date at 7:07 P.M. at the Land O' Lakes Heritage Park Center, 5401 Land O' Lakes Blvd, Land O'Lakes, Florida 34639.

II. Roll Call

Quorum Present: Terry Aunchman, Tom Daly, and Jeff Shorts

Directors Not Present: Frank Sierra and Bernie Tanguay

Others Present: Lucy DesJardin, Social Committee; Jean Sanner, Website Committee;
John Naylor, IT Committee; and Ron Trowbridge, HOA Manager

III. Minutes

On MOTION by Tom Daly, duly seconded by Terry Aunchman, the Board agreed unanimously to waive the reading of both the December 14, 2023 Regular Board Meeting minutes and the December 14, 2023 Board Organizational Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the December 2023 Financial Report and the Manager updated the Board on collections. 2023 sidewalk repairs, gate operations improvements and replacement of the boardwalk pavilion roof were over budget items but were fully funded by available cash. The planned additional payment of \$ 14,400 against the principal on the boardwalk loan has been ordered.

V. Manager's Report

A. General. Management is awaiting a quote from Baycut to replace entrance boulevard sod. The project is delayed due to County watering restrictions including restrictions against use of well water sources. The pedestrian gate at the south entrance has been repaired. An updated quote for the replacement of the wood picket fence behind the lift station is pending after receipt of lot boundary surveys from both of the adjoining home lots. Perimeter wall damage due to the recent auto accident on HWY41 has been repaired with only repainting pending. The insurance claim has been submitted to Progressive. Inoperable street lights have been identified along the entrance boulevard. Amerigas is planning to replace underground propane tanks along White Ibis Lane in the next few days. Management will have an electrician inventory the lighting at the south gate and repair/upgrade as necessary to properly illuminate the south logo wall and entrance columns. John Naylor advised on the proper light bulbs to use.

B. Deed Restrictions Enforcement. Management and Board reviewed Deed restriction violations.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. John Naylor updated the Board on committee actions since the last meeting. A new gate controller box remains scheduled for the south gate. Additional controller upgrades are scheduled also for the south gate.

B. Gate Keeper. There was no report.

C. Architectural Control Committee. A request for repaint at 5832 Fish Crow has been received and is under review.

D. Social & Welcome Committee. Lucy DesJardin updated the Board on Committee Activities. The committee will meet this weekend to continue planning for events to include a boardwalk social as well as plan for new owner welcome gifts.

E. Website/Facebook Committee. Jean Sanner updated the Board on website and face book matters. The layout of the website has been revised to increase ease of navigation and reading. Information and contact pages have been updated. An Email signup page has been added as well as well as a community bulletin board page for announcements and updates.

F. Mailbox Committee. Terry Aunchman updated the Board regarding ongoing review of mailbox replacement options and pricing. Joel Freedland of Ace Handyman Services presented to the Board his company's service capabilities for the replacement of mailboxes.

VII. Unfinished Business

A. AmeriGas Service Concerns and Customer Relations. A meeting with a local supervisor, Jeff Shorts, and management remains pending.

VIII. New Business

There was no new business.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board.

X. Adjournment

There being no further business, the meeting was adjourned at 7:45 P.M.

Approved by the Board on February 8, 2024