

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**May 11, 2023**

**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, on the above date at 7:00 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: Tom Daly, Jeff Shorts, Frank Sierra, and Bernie Tanguay

Directors Not Present: None

Others Present: John Naylor of the IT Committee, Jeannie Shorts of the Social Committee, and Ron Trowbridge, Manager

**III. Minutes**

On MOTION by Bernie Tanguay, duly seconded by Frank Sierra, the Board agreed unanimously to waive the reading of the April 13, 2023 Regular Board Meeting and approve the minutes as presented.

**IV. Appointment of Director**

On MOTION by Bernie Tanguay, duly seconded by Tom Daly, the Board agreed unanimously to appoint Terry Aunchman as Director on the Board to replace the resigned Manny Mendez.

**V. Financial Report**

The Manager and Board reviewed the April 2023 Financial Report and the Manager updated the Board on collections. The Accountant's 2022 Compilation Report has been received.

**VI. Manager's Report**

**A. General.** Sidewalk grinding has been completed. The issue with top rail warping along the new handrail for the boardwalk remains unresolved. Steffens has confirmed they will address the issue. Steffens will also inspect the metal roof at the lakeside boardwalk for required repairs. A homeowner volunteered to also take a look at the roofing. Vandermuelen LLC, painter, is substantial completed with boardwalk repainting. Tom Daly will complete coordination to remove the leaning tree from the south boardwalk approach. Quotes on replacement for the pond fencing near the lift station remains pending. Benches are pending removal along that fence line. A fish kill has been reported in White Ibis Lake. The lake contractor indicated that the event appears to be a natural occurrence and has provided a brochure covering such. Jeff Shorts requested a copy. The Settlement Stipulation for Non-Members has been filed at the County.

**B. Deed Restrictions Enforcement.** Management reported that an updated violations list is pending. Mediation is scheduled with the owner on Golden Owl who continues to routinely and openly display boats and trailers in the street and on the driveway.

**VII. Reports**

**A. IT Advisory Committee - Gate & Cameras.** John Naylor updated the Board on camera operations, including plans to install an additional pole-mounted, exit camera.

**B. Architectural Control Committee.** The Board unanimously agreed to appoint Frank Sierra to the Architectural Committee as Chairperson to replace the resigned Manny Mendez.

**C. Welcome Committee.** An updated list of new owners is being forwarded by management to the Committee.

**D. Website/Facebook Committee.** There was no report.

**E. Newsletter.** There was no report.

**F. Social Committee.** Committee Chair Jeannie Shorts updated the Board on event planning. Events honoring veterans are being considered. The Community garage sale on April 15, 2023, was considered a success. The Committee is meeting to plan a possible Fourth of July event.

**G. Presidents Report.** Jeff Shorts updated the Board on the activities and planned gatherings of a local HOA leader group to share information regarding rental issues and possible solutions. Mr. Shorts has volunteered himself to act as liaison representing the Preserve at Lake Thomas.

**VIII. Unfinished Business**

**Townhome Fence.** Bernie Tanguay updated the Board on the fence line issues with the adjacent townhomes.

**IX. New Business**

**AmeriGas Service and Customer Relations.** Based upon resident complaints over poor service, the Manager has requested the HOA Attorney send a letter to AmeriGas Corporate offices to demand a responsible point of contact to resolve poor service issues That letter is expected to be sent this week.

**X. Homeowner Input**

Homeowners in attendance were afforded the opportunity to address the Board. A homeowner objected to the lawn service company having lunch breaks at the front of his home. Management will ask Baycut to relocate to the picnic tables at the boardwalk entrance.

**XI. Adjournment**

There being no further business, the meeting was adjourned at 8:12 P.M.