

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
April 13, 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, Manny Mendez, Jeff Shorts, Frank Sierra, and Bernie Tanguay
Directors Not Present: None
Others Present: Jeannie Shorts of the Social Committee and Ron Trowbridge, Manager

III. Minutes

On MOTION by Tom Daly, duly seconded by Frank Sierra, the Board agreed unanimously to waive the reading of the March 9, 2023 Regular Board Meeting and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the March 2023 Financial Report and the Manager updated the Board on collections. The Association is awaiting the Year 2022 State required Compilation Report by the independent Accountant. Required Management accounting records were previously provided the Accountant.

V. Manager's Report

A. General. The Board was updated on the completed boardwalk project. Full payment has been made to Steffens Marine. Bernie Tanguay reported an issue with top rail warping and Steffens will be notified to address the issue. Following review of competing quotes, Vandermuelen LLC, painter, has been selected as low bidder to paint the newly installed boardwalk railing for \$ 4,000. The concrete ramp leading to the south boardwalk deck walkway has been completed. Manny Mendez is seeking a tree service to cut the fallen tree along the southern boardwalk approach.

B. Deed Restrictions Enforcement. Management reported that an updated violations list is pending. A pre-suit mediation offer has been forwarded to the owner on Golden Owl who continues to routinely and openly display boats and trailers in the street and on the driveway.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. There was no report presented at the meeting. John Naylor reported earlier that he continues to work on the camera pole and set up for the private gate areas

B. Sidewalk Grinding. Grinding of slightly elevated sidewalk slabs has been completed at a number of sidewalk sections. One or more sidewalk sections along the main entrance boulevard will be replaced

C. Architectural Control Committee. The Committee has approved a rear yard fence at 21143 Preservation Drive.

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

E. Website/Facebook Committee. There was no report.

F. Newsletter. Jeff Shorts informed the Board that homeowner Terry Aunchman is willing to create a newsletter format and insert content to the newsletter.

G. Homeowner Communications. Jeff Shorts reported that additional email release agreements have been received from homeowners.

H. Social Committee. Committee Chair Jeannie Shorts updated the Board on multiple planned activities. The boardwalk re-opening party was a great success. The Community Garage Sale remains scheduled for Saturday, April 15, 2023. Other activities and events are being considered and concepts were introduced to the Board by Jeannie.

VII. Unfinished Business

A. Townhome Fence. Bernie Tanguay is still attempting to contact the correct person in the developers office for the adjacent townhomes to uncover their plans for removal of the bordering chain link fence.

B. General. Benches at the lift station area remain scheduled for removal. Jeff Shorts requested the Manager commence obtaining bids for a replacement wood picket fence or a black aluminum picket fence behind the lift station.

VIII. New Business

A. Non-Member Relations. Jeff Shorts addressed the Board and membership in attendance, summarizing the key points of the settlement agreement between the Association and the Non-members. The Manager reported that assessment billings per the agreement have been forwarded to the non-members and trash service resumed under the HOA bulk agreement.

B. Rental Home Restrictions. Jeff Shorts reopened discussion regarding rental restrictions and shared information obtained from other HOAs.

C. Projects Considered for the Future. Jeff Shorts urged the Board to continue thinking about projects that should be considered in upcoming 2024 budget planning

D. General Maintenance. Bernie Tanguay reported issues with the north pedestrian gate. Jeff Shorts asked the Manager to coordinate for the repainting of the black, aluminum picket fence at the south entrance pond. Volunteer Bernie Tanguay announced his retirement from working on mailboxes for the community. The Manager was asked to remind Baycut to maintain the hedge and trees at the south boardwalk entrance along 5709 White Ibis.

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 7:55 P.M.