

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
March 9, 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 7:03 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: John Naylor of the IT Committee, Jeannie Shorts of the Social Committee, Jean Sanner of the Website Committee, and Ron Trowbridge, Manager

III. Minutes

On MOTION by Bernie Tanguay, duly seconded by Manny Mendez, the Board agreed unanimously to waive the reading of the February 9, 2023 Regular Board Meeting and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the February 2023 Financial Report and the Manager updated the Board on collections. Applicable accounting records have been forward to the Accountant for preparation of the required annual financial report by independent Accountant.

V. Manager's Report

A. General. The Board was updated on the boardwalk project and status of construction draws. Joe Steffens, Contractor, has provided supplier lien release confirmation necessary for release of final project draw. Painting of the new boardwalk railing as well as portions of the lakeside railings has been quoted but the projects are held off until the new lumber dries sufficiently.

B. Deed Restrictions Enforcement. Management reported on the updated violations list.

VI. Reports

A. IT Advisory Committee - Gate & The inoperable camera remains scheduled for replacement. Replacement of the south gate system box remains pending. John Naylor will coordinate with Sheppard Electric for circuit breaker box replacement. Consideration of various options remains on-going for the installation of a camera pointed towards the private gates. Consideration of online gate operating system updates continues.

B. Architectural Control Committee. The Committee has approved a rear yard fence at 21121 Marsh Hawk and re-shingle of roofs at 21121 and 21405 Marsh Hawk.

C. Welcome Committee. There was no report. An updated list of new owners has been forwarded to the committee by management.

D. Website/Facebook Committee. Jean Sanner updated the Board on website updates and enhancements.

E. Newsletter. Jeff Shorts has been in discussion with a homeowner who may be interested in producing a periodic newsletter.

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

G. Social Committee. Committee Chair Jeannie Shorts updated the Board on multiple planned activities and confirmed Committee membership to include in addition to herself, Ileana Gatz, Lucy Hehman, and Theresa Sierra. A boardwalk re-opening party is planned for March 19 at sunset. The Community Garage Sale is scheduled for Saturday, April 15, 2023. There is consideration for an on-site shredding day.

VII. Unfinished Business

The inspection of sidewalks for required repairs has been completed and a concrete contractor is reviewing the job scope for pricing. Bernie Tanguay will construct a temporary access ramp at the south boardwalk entrance. A permanent concrete ramp at that location is planned. 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 which was replaced by the white vinyl fence.

VIII. New Business

A. Rental Home Restrictions. The Board discussed consideration of amendments to the Declaration which would restrict the number of rental of homes within the subdivision. The Manager shared his recent experience with such initiatives at other communities. A 2/3ds membership vote is required for amendments to the Declaration. State Statutes address such creation of rental restrictions on current owners in occupancy.

B. Projects Considered for the Future. The Board discussed ideas for future projects such as encasing the gate entry system, lighting the boardwalk, replacing fencing near the lift station, and other ideas. Discussion will continue at future meetings and additional individual Director input is encouraged.

C. General Maintenance. The Board discussed fence repairs near the lift station as well as repair and repainting of benches near the lift station.

D. Reserve Review. The Board reviewed the reserve schedule and the Manager explained elements of the reserve funding plan.

E. Trash Service Concerns. Director Tanguay expressed frustration with the trash collection service with missed pickups, sporadic pickups, and the apparent refusal to collect moderate yard waste quantities. A new publication of rules may be required.

IX. Homeowner Input

A homeowner commented on sidewalk repairs.

X. Adjournment

There being no further business, the meeting was adjourned at 7:53 P.M.