

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular and Budget Adoption Meeting of the Board of Directors
November 12, 2024
Minutes

I. Call to Order

A Regular and Budget Adoption 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 7:04 P.M.

II. Roll Call

Quorum Present: Tom Daly, Christina MacMiller, Jeff Shorts, and Frank Sierra

Directors Not Present: Terry Aunchman

Others Present: John Naylor, IT Committee; Jeannie Shorts, Social Committee;
Ron Trowbridge, HOA Manager

III. Minutes

On MOTION by Frank Sierra, duly seconded by Tom Daly, the Board agreed unanimously to waive the reading of the October 15, 2024 Regular Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the October Financial Report and collections.

V. Manager's Report

A. General. A bid from Baycut for re-sod of sections of the main entrance boulevard grassy area remains pending. Two new park benches are scheduled for installation as is the No Soliciting sign at the entrance. Damage to the boardwalk by the hurricane has been repaired. Lily pads are being treated at the south entrance pond. It was noted that meeting announcement boards at the exits require replacement.

B. Recycling. Consideration of ordering standard recycling bins under a Waste Connections leasing program is tabled until 2025.

C. Deed Restrictions Enforcement. Management and Board reviewed open violations.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. John Naylor updated the Board on gate and camera operations. Alignment of the south gate is being adjusted. Installation of a new video recorder is planned. Gate operations batteries are being replaced. A keypad issue is being looked into.

B. Architectural Control Committee. Committee Chair Frank Sierra addressed the Board regarding the rush to approve re-shingling for hurricane damaged roofs. Since the last Board meeting, the Committee approved new windows at 21303 Marsh Hawk, re-shingle at 21149 Marsh Hawk, and gutters at 21319 Marsh Hawk. The Committee continues review of exterior lighting at a home. Frank Sierra suggested an exterior lighting standard be created.

C. Social & Welcome Committee. Jeannie Shorts updated the Board on planned events. A home decorating contest is planned for the Holidays. 21337 Marsh Hawk was selected November Yard of the Month. 21028 Marsh Hawk was judged best decorated home for Halloween. Holiday lighting at the entrance will need to be in-house. Contracting the work is cost prohibitive.

D. Website Committee. There was no report

E. Newsletter Committee. There was no report.

F. Mailbox Committee. Jeff Shorts updated the Board on the recent mailbox replacement project. A final mailbox punch list is being worked on.

VII. Unfinished Business

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

VIII. New Business

A. Management. Jeff Shorts announced that the Trowbridge company management contract will not be renewed. Wise Property Management will assume service on January 1, 2025. Further announcements to the membership are forthcoming.

B. 2025 Budget. The Board unanimously approved the 2025 Budget with a monthly increase of assessments to \$ 140.00.

C. Annual Membership Meeting. The Manager updated the Board on the upcoming Annual Membership meeting on December 12, 2024.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. A homeowner expressed concern over the tendency of one or more of the three homes on the exit boulevard keeping their private gates open.

X. Adjournment

There being no further business, the meeting was adjourned at 8:15 PM.

Approved by the Board on December 12, 2024