

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
June 6, 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 7:04 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, 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 Frank Sierra, duly seconded by Bernie Tanguay, the Board agreed unanimously to waive the reading of the May 11, 2023 Regular Board Meeting and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the May 2023 Financial Report and the Manager updated the Board on collections. Jeff Shorts questioned report entries and the Manager will research and get back with explanations. Non-Members have remitted the agreed upon back assessments amounts.

V. Manager's Report

A. General. Boardwalk metal roofs are pending inspection by Steffens Marine. The Board agreed that in the event the tree service recently contacted cannot remove the leaning tree at the boardwalk by the end of the week, the Manager may proceed Baycut for the work. Quotes on replacement for the pond fencing near the lift station remains pending. Benches are pending removal along that fence line. The ponds maintenance contract renewal was overlooked and the contract is now being renewed.

B. Deed Restrictions Enforcement. Management reported that an updated violations list is pending. Mediation with the Golden Owl homeowner was concluded regarding open display of boats and trailers in the street and on the driveway.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. There was no report. John Naylor previously updated the Board via email on camera operations including plans to install an additional pole-mounted, exit camera. The pole cost is projected to be \$ 2,600.

B. Architectural Control Committee. The Committee reported recent approval of a rear yard fence at 21225 Marsh Hawk.

C. Welcome Committee. An updated list of new owners has been provided the Committee. by management.

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

E. Newsletter. There was no report. There was a suggestion to add a notice against speeding in the newsletter.

F. Social Committee. Committee Chair Jeannie Shorts updated the Board on event planning. Events and activities under consideration include another boardwalk party in the fall, support for the neighborhood holiday party, Halloween and Christmas holiday decorating contests, raffles for attending board meetings, Fourth of July decorating, and others. On MOTION by Frank Sierra, duly seconded by Terry Aunchman, the Board unanimously approved a proposed Social Committee budget of \$ 810.00 as requested by the Committee.

G. Gate Keeper. Manny Mendez reported that he has assisted a new homeowner in obtaining gate access.

VII. Unfinished Business

A. Townhome Development Fence. Bernie Tanguay updated the Board on the fence line issues with the adjacent townhome community.

B. AmeriGas Service and Customer Relations. The HOA Attorney was successful in obtaining a response from the AmeriGas corporate law office. A local contact has been referred to us and the Manager and he are playing phone tag. The Manager is attempting to have the gentleman attend a Board meeting to field questions.

VIII. New Business

A. Holiday Decorating Planning. It was suggested planning begin soon on holiday decorating. A meeting should be held to inspect existing decorations such lighting and to determine what additional or replacement items are required. Also, a plan should be established for volunteer assistance in installing the decorations.

B. Installation of HOA Surveillance Cameras at Private Gates. On MOTION by Frank Sierra, duly seconded by Terry Aunchman, the Board unanimously agreed to discontinue the project to provide camera coverage to the private gates due to the high costs in modifying and adding on to the existing main gate system and suggest to the homeowners to obtain off the shelf, private wireless surveillance systems which are readily available at low cost.

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 8:11 P.M.