

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
September 12, 2024
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 and Chairperson, 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: Terry Aunchman, Tom Daly, Jeff Shorts, and Frank Sierra
Directors Not Present: Christina Miller
Others Present: John Naylor, IT Committee; Jeannie Shorts, Social Committee;
Ron Trowbridge, HOA Manager

III. Minutes

On MOTION by Terry Aunchman, duly seconded by Frank Sierra, the Board agreed unanimously to waive the reading of the August 8, 2024 Regular Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the August Financial Report and the Manager updated the Board on 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. Order of two new park benches and selection of contractor to install them remains pending. A sample No Soliciting Sign was presented and accepted by the Board and will be ordered for the community entrance. Kinney Engineering has inspected the pond overflow structures under SWFWMD permits with no deficiencies cited. The cost was \$ 450. The broken spot light at the community monument has been repaired. The Florida Wildlife Commission's trapper has removed one nuisance alligator and the trapper is returning to capture a second. The Manager informed the Board of storage facility being planned for development along the northern subdivision boundary.

B. Recycling. Consideration of ordering standard recycling bins under a Waste Connections leasing program is postponed until after the new mailbox installations.

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

VI. Reports

A. IT Advisory Committee - Gate & Cameras. John Naylor updated the Board on gate and camera operations.

B. Architectural Control Committee. Since the last Board meeting, the Committee approved palm removals at 21211 Marsh Hawk and a fence installation at 5831 Fish Crow.

C. Social & Welcome Committee. Jeannie Shorts updated the Board on planned events. An October 19 Community Garage Sale remains planned as is an "Unwind" social event at the boardwalk on October 6. 21248 Marsh Hawk was selected September Yard of the Month.

D. Website Committee. There was no report.

E. Newsletter Committee. Terry Aunchman updated the Board on newsletter planning.

F. Mailbox Committee. Terry Aunchman updated the Board and meeting attendees on the mailbox replacement project. Debbie Gunnlaugsson informed the Board that she has notified the local postmaster of the mailbox conversion plan and explained to meeting attendees the mail delivery plan during the installation of the new mailboxes.

VII. Unfinished Business

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

VIII. New Business

Director Jeff Shorts directed management look into the timing for the next roadway reseal. .

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. A homeowner expressed concern over the retention pond overflowing at the adjacent new townhome development. The flooding is affecting Preserve at Lake Thomas homes.

X. Adjournment

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

Approved by the Board on October 15, 2024