



## HOA Board

Jeff Shorts -- President  
Bernie Tanguay -- 1st Vice President  
Tom Daly -- Secretary/Treasurer  
Frank Sierra -- Director

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## Non Joiner Settlement

The legal proceedings between the PLT HOA Board and 6 Non-Joiners has ended with a settlement through Mediation. For those homeowners unaware of this, there were 28 homes (Phase II) that the Builder failed to properly record in the HOA. It was identified by a Title Clerk during a home sale almost 2 years ago. The then HOA Board conferred with Legal Council and learned that each home only needed to sign a Joiner Form and have it recorded with the State and they would be in the HOA. 6 families chose not to sign, creating a need for the HOA to file a suit so it could be determined what their monthly fee would be and what services they were entitled to. The Board reviewed the Summary Settlement at the April Board Meeting with homeowners. To receive a copy of the Settlement Summary, please send a request to [Trowbridgeco@msn.com](mailto:Trowbridgeco@msn.com).

## Community Events

A very successful Re-opening of the Boardwalk Ceremony was held at the Waters Edge of the Boardwalk. We had a great turnout, nearly 40 attended. Thanks to the Social Committee for arranging the Wine and Cheese party.

The Spring Community Garage Sale was a great success. Many homeowners participated with a steady stream of buyers. Habitat for Humanity brought their truck into the community between 12 and 2:00pm to pick up items not sold for donation. Thank you to the Social Committee again for the organization and Lucy DesJardin for arranging the Habitat for Humanity Truck.



**Boardwalk Re-Opening Celebration 3/26/23**

## HOA Meetings

As a reminder, monthly HOA Meetings are held at the Land O'Lakes Heritage Park the second Thursday of each month. Homeowners are encouraged to attend.

**Next Meeting: Thursday, May 11th, 7:00pm**

## Maintenance

Sidewalk shaving to cure raises between sidewalk slabs was completed along with replacement of 2 sections that were either too high or were badly cracked. A ramp was also completed at the South End to the Boardwalk.

Boardwalk painting is set to begin shortly. Please look out for closure signs.

## Board Resignation

After much deliberation, Manny Mendez has notified the Board of Directors that he is resigning his position effective immediately. He also suggested that he would like to continue serving the community by monitoring the entry and exit gates and the distributing of remote entry devices to homeowners. As we do foster opportunities for voluntary community involvement, we are more than delighted to agree to his request.

We would like to take this opportunity to thank Manny for his many years of selfless service to the Preserve at Lake Thomas. Manny is a devoted member of this community who has worked very hard to maintain the standards and quality of our neighborhood. His efforts are greatly appreciated.

## Short Term Rentals

Recently the HOA of Plantation Palms instituted a change in their By-Laws limiting Short Term Rentals and addressing rentals by Pedophiles. As a result of these activities, they've shared their process and documents with us. A Pasco HOA Consortium has developed from their efforts which will meet regularly to discuss HOA challenges and share experiences. Jeff Shorts and Bernie Tanguay will represent our HOA at future meetings.

## Reminders

- Please remember to shut the pedestrian gates and ensure they lock.
- Our community enjoys our pets, but please remember to pick up their droppings.
- This will be the final newsletter hand delivered. Future newsletters will be sent via email to those that have given us permission to do so. The newsletter will also be posted on the Community Website at [preserveatlakethomas.com](http://preserveatlakethomas.com).

## Help Wanted

Person to take on the painting and repair of mailboxes within the community. Will be mentored by Bernie Tanguay. Schedule maintenance with homeowners, set your time and pricing. Anyone interested please contact [Trowbridgeco@msn.com](mailto:Trowbridgeco@msn.com).

HAPPY   
*Mother's Day*



**More photos from the Boardwalk Re-Opening 3/26/23**