



THE PRESERVE PULSE

NOVEMBER 2023

HOA Board

Jeff Shorts -- President
Bernie Tanguay -- Vice President
Tom Daly -- Secretary/Treasurer
Frank Sierra -- Director/Head Architecture Com.
Terry Aunchman -- Director

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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, December 14
7:00pm

Reminders

- Please do your best to not block the sidewalk overnight with vehicles.
- The Speed Limit in the Community is 20 MPH. We've had some close calls lately with individuals exceeding the speed limit. Kindly remember the young children in the community and caution all visitors to monitor their speed as well.
- Please remember to shut the pedestrian gates and ensure they close and lock.
- Overnight Street Parking is not permitted. Warnings will be issued to habitual offenders with eventual vehicle towing.
- Please be kind to walkers and trim your trees and vegetation that overhangs sidewalks and the street.

Yard of the Month

Our November Yard of the Month was awarded to 21351 Marsh Hawk Dr. Congratulations on a beautiful yard!



Property Management Update

The Board narrowed Property Management Company finalists to 3 and interviewed each firm via video meetings. At this month's Board Meeting, the three were presented to the community members attending. A spreadsheet was shared with response to key issues about each for comparison. A question-and-answer session ensued. The Board will take the input received from the community and meet November 20th to decide which firm will be selected. The winner will be notified by November 27th, as will those that weren't selected.

The timeline is as follows:

Homeowner Review and Input
Contract Award
Contract Start

Nov 9 (Complete)
Nov 27
Jan 1, 2024

Upcoming Events

Holiday Decorating Contest, judging to date TBD



Board Member Elections in December.



Facebook Page

If you haven't, please join our community Facebook Page managed by Jean and Matt Sanner. Share your photos of the community and information that others will benefit from. Preserve at Lake Thomas Neighbors

Maintenance

The irrigation well was fixed and is now operational.

Board News

The 2024 Budget was approved unanimously at the November Board Meeting. It includes a \$10/month increase in Homeowner dues effective January 2024. \$5 will be matched and used to buy down the Boardwalk Loan while the other \$5 for Property Management fee increase and inflation.

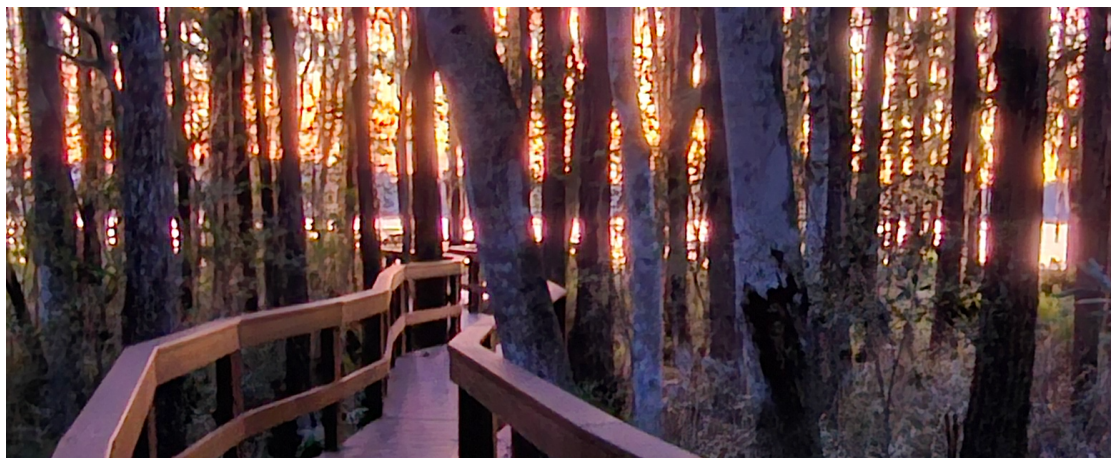
The Mailbox committee evaluated options for new community mailboxes and provided a recommendation to the Board. The Board will review and discuss and come back with a plan.

The Property Manager reported that there were 3 nominations received during the open nomination period for the 3 open Board positions. Given this, state law says all 3 will be accepted and voting will be used to determine the term length of each. The top two vote getters receive a 2-year term, the other a 1-year term. Those nominations are all existing Board members:

Jeff Shorts, Frank Sierra, and Tom Daly.

Halloween Decorating Contest

Congratulations to Debi Gunnlaugsson for winning the decorating contest. And a special recognition to the MacMiller's for a very close second place. Thanks to everyone you decorated to make the neighborhood look Spooky!



Resident's photo from around the lake!