

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
February 8, 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, Frank Sierra, and Bernie Tanguay

Directors Not Present: None

Others Present: Lucy DesJardin, Social Committee; Jean Sanner, Website Committee; John Naylor, IT Committee; and Ron Trowbridge, HOA Manager

III. Minutes

On MOTION by Terry Aunchman, duly seconded by Bernie Tanguay, the Board agreed unanimously to waive the reading of the January 11, 2024 Regular Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the January 2024 Financial Report and the Manager updated the Board on collections. The additional payment of \$ 14,400 against the principal on the boardwalk loan has been paid. Applicable financial records are being transmitted to the accountant for preparation of the 2024 Accountant's Compilation Report required by Statute.

V. Manager's Report

A. General. A quote from Baycut to replace entrance boulevard sod is forthcoming. Re-sod will be delayed due to County watering restrictions including restrictions against use of well water sources. Updated quotes for the replacement of the wood picket fence behind the lift station remain pending. Perimeter wall damage due to the auto accident on HWY41 has been repaired and final damage claim documentation is being sent Progressive. Inoperable street lights have been reported to Duke Energy. Amerigas has replaced underground propane tanks along White Ibis Lane and is in the process of inspecting lot connections to the system lines. Connections will then be inspected by the State. South entrance spots have been upgraded to LED. The south pedestrian gate has been repaired. Additional crepe myrtles require pruning.

B. Deed Restrictions Enforcement. Management and Board reviewed Deed restriction violations. One matter remains in legal enforcement.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. John Naylor updated the Board on committee actions since the last meeting. A new gate controller box remains scheduled for the south gate. Mr. Naylor is looking into upgrading the south gate to be controlled remotely on line.

B. Gate Keeper. There was no report.

C. Architectural Control Committee. Since the last Board meeting, roof re-shingles were approved at 21409 and 21243 Marsh Hawk. A request for lawn ornaments was disapproved. A new garage door was approved at this meeting for 21309 Marsh Hawk. Approval requests for re-shingle and repainting at 5832 Fish Crow are pending review.

D. Social & Welcome Committee. Lucy DesJardin updated the Board on Committee activities. The committee met on February 4 to coordinate upcoming events. A boardwalk social remains planned for March 17 and a back-to-school social event is being considered in the fall. Two new owners are to be welcomed. A special welcome letter is being drafted for new owners. The community garage sale is scheduled for April 27. It was suggested that a pickup by a charity could be considered for un-sold items following the garage sale. Yard of the Month was announced as 21330 Marsh Hawk.

E. Website Committee. Jean Sanner updated the Board on website matters and recent improvements.

F. Mailbox Committee. Terry Aunchman updated the Board regarding ongoing review of mailbox replacement options and pricing. Corey Tappan of Creative Mailbox Designs presented to the Board his company's service capabilities for the replacement of 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

There was no new business.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. A homeowner is seeking approval for a private garage sale just prior to the home being sold. The homeowner will be asked to submit a formal request for Board consideration.

X. Adjournment

There being no further business, the meeting was adjourned at 8:00 P.M.