

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**March 14, 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 7:04 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, and Frank Sierra.  
Former Director Bernie Tanguay has resigned.

Directors Not Present: None

Others Present: Jeannie Shorts, Social Committee; and Ron Trowbridge, HOA Manager

**III. Minutes**

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

**IV. Financial Report**

The Manager and Board reviewed the February Financial Report and the Manager updated the Board on collections. There are a number of past due accounts which will receive the statutory 30 Day Past Due Letter. The Accountant's 2023 Compilation Report required by Statute is ongoing.

**V. Manager's Report**

**A. General.** A quote from Baycut to replace entrance boulevard sod has been received. It is necessary to confirm the scope of the job. Re-sod has been 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. Final damage claim documentation has been forwarded to Progressive for the December 2023 perimeter wall damage. Inoperable street lights have been again reported to Duke Energy. Pruning of Crepe Myrtles has been completed. Management will report back on a plan for new benches.

**B. Deed Restrictions Enforcement.** Management and Board reviewed Deed restriction violations.

**VI. Reports**

**A. IT Advisory Committee - Gate & Cameras.** John Naylor previously provided the Board a written update on committee actions since the last meeting. A new gate controller box remains scheduled for the south gate. Chris Eagan provided for Board review, his proposal to connect communications between the gates.

**B. Gate Keeper.** There was no report.

**C. Architectural Control Committee.** Since the last Board meeting, roof re-shingles were approved at 5832 Fish Crow, repainting approved at 21243 Marsh Hawk, and a standard fence section approved at 21035 Marsh Hawk.

**D. Social & Welcome Committee.** Jeannie Shorts updated the Board on Committee activities. A boardwalk social remains planned for March 17. The community garage sale remains scheduled for April 27. Mrs. Shorts reported on welcome gifts contents. Yard of the Month was announced as 5711 Golden Owl.

**E. Website Committee.** There was no report.

**F. Mailbox Committee.** Terry Aunchman updated the Board regarding ongoing review of mailbox replacement options and pricing. A notice to membership will be distributed.

**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.

**X. Adjournment**

There being no further business, the meeting was adjourned at 7:47 P.M.

*Approved by the Board on April 11, 2024*