

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
October 15, 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 7:02 P.M. The meeting was via zoom/teleconference and was held this date after the regularly scheduled board meeting of October 10, 2024 was canceled due to the effects of Hurricane Milton.

II. Roll Call

Quorum Present: Terry Aunchman, Tom Daly, Christina MacMiller, and Jeff Shorts

Directors Not Present: Frank Sierra

Others Present: John Naylor, IT Committee; Ileana Gatz, Social Committee;
Jean Sanner, Website; Ron Trowbridge, HOA Manager

III. Minutes

On MOTION by Tom Daly, duly seconded by Terry Aunchman, the Board agreed unanimously to waive the reading of the September 12, 2024 Regular Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the September 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. Recent fertilization and rain have minimized the area requiring replacement. New park benches have been ordered and a contractor has been located for installation. A No Soliciting sign for posting at the main gate has been ordered. A \$ 25k quote for 2025 roadway re-seal was obtained. The reserve currently holds \$ 16k earmarked for contribution to roadway reseal.

B. Recycling. Consideration of ordering standard recycling bins under a Waste Connections leasing program remains 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. Some reported communication issues with the call box are being addressed. Installation of a new video recorder is under consideration.

B. Architectural Control Committee. Since the last Board meeting, the Committee approved new windows at 21350 Preservation, re-shingle at 21238 Preservation, and new fences at 5831 Fish Crow and 21326 Preservation. Exterior decorative lighting has been disapproved at 21211 Marsh Hawk and an appeal is pending.

C. Social & Welcome Committee. Ileana Gatz updated the Board on planned events. The October 19 Community Garage Sale and “Unwind” social events are canceled due to Hurricane Milton. 5701 White Ibis was selected October Yard of the Month. A best decorated home contest with awards is planned for Halloween.

D. Website Committee. Jean Sanner updated the Board on website matters. Contact information to report nuisance alligators to the Florida Wildlife Commission has been uploaded onto the website. Revised information and policy standards for repairs and maintenance of the new mailboxes is required. A written report on website traffic was submitted and will be attached to the minutes.

E. Mailbox Committee. Terry Aunchman updated the Board on the mailbox replacement project. Due to Hurricane Milton, the mailbox installation dates have been pushed back.

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

The Manager reported that the Manager’s proposed 2025 budget is forthcoming for Board review. Presentation was delayed due to office closings during Hurricane Milton.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board.

X. Adjournment

On MOTION to adjourn by Terry Aunchman, duly seconded by Tom Daly, the Board unanimously agreed to adjourn the meeting at 7:37 P.M.

Approved by the Board on November 12, 2024

Report on website traffic for last 90 days (of of Oct 15, 2024).

[Page Description - # of Visits]

1. Homepage -225
2. HOA Main page with Monthly Agenda Image-61
3. HOA resources quicklinks-53
4. FAQs-35
5. Architecture Control-34
6. Deed Restrictions-33
7. Assessments-31
8. Garbage-31
9. Gate Clickers-28
10. Contact the HOA manager-27

Jean Morrissey Sanner