

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
October 12, 2023
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, and Frank Sierra

Directors Not Present: Bernie Tanguay

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

III. Minutes

On MOTION by Frank Sierra, duly seconded by Terry Aunchman, the Board agreed unanimously to waive the reading of the September 14, 2023, Regular Board Meeting and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the September 2023 Financial Report and the Manager updated the Board on collections.

V. Manager's Report

A. General. Having reviewed the two quotes on a new metal roof for the boardwalk pavilion, on MOTION by Jeff Shorts, duly seconded by Tom Daly, the Board unanimously agreed to award the roof replacement contract to low bidder, Steffens Marine, for \$ 3,900. The Manager has contacted another lighting contractor to quote on boardwalk lighting. The well pump has been replaced and irrigation checks are ongoing. Estimated costs for replacement of the fence behind the lift station and new benches have been included in the proposed 2024 operating budget.

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

VI. Reports

A. IT Advisory Committee - Gate & Cameras. The electric panel at the south gate is scheduled for replacement.

B. Architectural Control Committee. The Committee approved replacement windows at 21409 Marsh Hawk.

C. Welcome Committee. There was no report. The Board discussed possibly combining the Welcome Committee with the Social Committee. Jeannie Shorts will discuss the option with the current Welcome Committee.

D. Website/Facebook Committee. There was no report

E. Social Committee. Jeannie Shorts provided a detailed update on Social Committee activities including the upcoming October 21 community yard sale, a Halloween decorating contest, a fall community party, posting of flags on Veterans Day, and Christmas house decorating awards.

F. Gate Keeper. There was no report. Reminders were given for gate opening for the garage sale.

G. Mailbox Committee. Terry Aunchman updated the Board regarding ongoing review of mailbox replacement options.

H. Management Company Proposals. Jeff Shorts updated the Board on the review of Management company proposals. A closed Board meeting was called by President Jeff Shorts for 6:30 pm, Monday, October 16, to review proposals. The Board is planning to present options for member comments at the November 9 Board meeting.

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

A. Budget Discussion. Management presented a proposed 2024 budget for Board review and discussion. No increase in monthly assessment was proposed; however, there were expressed concerns regarding inflationary pressures on the operating budget and the likely need to refurbish landscaping and structures. Also, there was discussion about paying off the boardwalk loan. The 2024 budget will be readdressed at the next Board meeting. Jeff Shorts will draft a letter to the community regarding budgeting concerns and soliciting homeowner input at the next meeting. It was noted that the volunteer work by John Naylor of the IT committee has saved the Association considerable expenses in overall gate and camera operations.

B. Annual Meeting Coordination. The Manager briefed the Board on planning for the upcoming annual membership meeting in December. First meeting notices are being distributed. Three positions are open for the election of Directors. The Director terms of Tom Daly, Jeff Shorts, and Frank Sierra are expiring on December 31, 2023.

C. Halloween Event. Following detailed discussion regarding opening gates for trick or treaters, and with owner input, the Board determined unanimously to open the main gate on Halloween from 6:00 to 7:30 pm.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. A homeowner reported that Waste Connections has again failed to collect recyclables. Management will contact the area supervisor for confirmation of continued service per the published schedule. The timer on the fountain requires adjustment. A homeowner requested issuance of a new gate clicker.

X. Adjournment

There being no further business, the meeting was adjourned at 7:59 P.M.