

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
September 14, 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 Frank Sierra, Chairperson, on the above date at 7:02 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, and Frank Sierra

Directors Not Present: Jeff Shorts and Bernie Tanguay

Others Present: Theresa Sierra, Social Committee; John Naylor, IT 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 August 10, 2023, Regular Board Meeting and approve the minutes as presented.

IV. Financial Report

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

V. Manager's Report

A. General. A second quote on replacement of boardwalk metal roofing has been received. A boardwalk lighting quote has been received and is under review. Management provided the Board a catalog of common grounds bench replacement options. The well pump is scheduled for replacement. Once replaced, the irrigation system will be brought back up and dead landscaping replaced. Trash in and surrounding the small retention pond at the south gate was recently collected, however, this afternoon there is litter around the pond.

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

VI. Reports

A. IT Advisory Committee - Gate & Cameras. John Naylor provided a detailed update to the Board on gate and camera operations. Keypad issues are being addressed. An electrical panel is pending replacement following permitting. The process for payment to various accounts pertaining to the gates and internet requires better coordination. Currently, John must remit payment through personal accounts. A list of accounts will be provided management for initiation of an alternate system of remitting payments. John Naylor recommended that \$ 400 for batteries be budgeted annually. Also, it was recommended that when gates are left open for emergency weather conditions, that there be a system to anchor down the gates to restrict opened gates from swinging freely in high winds.

B. Architectural Control Committee. The Committee approved a lanai enclosure at 21035 Marsh Hawk.

C. Welcome Committee. There was no report.

D. Website/Facebook Committee. There was no report

E. Social Committee. Theresa Sierra updated the Board on Social Committee activities. A Community-wide Garage Sale is scheduled for October 21. The Committee will attempt to arrange a charity services pickup following the garage sale for possible donations of unsold items. US Flags will be displayed for Veterans Day.

F. Gate Keeper. There was no report. The Board expressed thanks for Manny Mendez's diligent work in maintaining open gates for emergency purposes during the recent hurricane related weather.

G. Management Companies RFP. It was reported that RFPs were released to 7 management companies with 2 scheduling walkthroughs. Deadline for submissions is September 26, 2023.

VII. Unfinished Business

A. AmeriGas Service Concerns and Customer Relations. A meeting with a local supervisor, Jeff Shorts, and management remains pending.

B. Mailboxes. There were 31 responses to the mailbox replacement survey with 22 owners favoring a change to the standard mailbox. Terry Aunchman volunteered to head up a Discovery Team to look into mailbox replacement.

VIII. New Business

Budget Planning. Management will present a proposed 2024 budget at the next Board meeting.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. Halloween decorating was discussed. Speeding is a concern. A homeowner suggested Directors be compensated for their membership on the Board.

X. Adjournment

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

Approved by the Board on October 12, 2023