**The Preserve at Lake Thomas Homeowners Association, Inc.**

**Regular Meeting of the Board of Directors**

**December 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 Jeff Shorts, President and Chairperson, on the above date at 6:17 P.M. at the Land O’ Lakes Heritage Park Center, 5401 Land O’ Lakes Blvd, Land O’Lakes, Florida 34639. The meeting was called to order just prior to the scheduled 7:00 P.M. annual membership meeting.

**II. Roll Call**

 Quorum Present: Terry Aunchman, Tom Daly, Jeff Shorts, Frank Sierra, and Bernie

 Tanguay

 Directors Not Present: None

Others Present: Theresa Sierra, Social Committee; Jean Sanner, Website 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 November 9, 2023, Regular Board Meeting and

 approve the minutes as presented.

**IV. Financial Report**

The Manager and Board reviewed the November 2023 Financial Report and the Manager

 updated the Board on collections. The planned additional payment of $ 14,400 in 2024 of principal on the boardwalk loan will be made in January.

**V. Manager’s Report**

 **A. General.**  Baycut confirms that irrigation is fully operational. The pedestrian gate at the

 south entrance has been temporarily repaired with permanent repairs to be completed

 within a couple of days. Management will proceed with obtaining quotes for the

 replacement of the wood picket fence behind the lift station and the re-sod of the entrance

 boulevard where necessary. The front perimeter damaged by the auto accident on HWY

 41 is under repair and the insurance claim has been submitted.

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

 violations.

**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 is scheduled and

 labeling of boxes is planned. Increased internet speed via Frontier has been obtained. A

 breakdown of committee expenses has been forwarded Management.

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

 **C. Architectural Control Committee**. A wood trellis structure has been denied at 21151

 Preservation.

 **D. Social & Welcome Committee.** Theresa Sierra updated the Board on Committee

 activities including planned Holiday events and Holiday decorating. Also, 5643 White Ibis

 was named December Yard of the Month.

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 **E. Website/Facebook Committee**. Jean Sanner updated the Board on website and face

 book matters. The layout of the website will be slightly revised to increase ease of navigation

 and reading. Information pages will also be updated. An Email signup page will be added as

 well as a community bulletin board page for announcements and updates. Jeff Shorts stressed

 the need to avoid using media for personal attacks. There was considerable discussion at the

 meeting regarding appropriate use of Face Book communication.

 **F. Mailbox Committee**. Terry Aunchman updated the Board regarding ongoing review of

 mailbox replacement options and pricing.

**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. General.** The Board discussed recent reports of auto break ins. Jeff Shorts emphasized

 the need for the community to band together and remain vigilant.

 **B. Management Contract**. Jeff Shorts announced that the Trowbridge Company has

 been retained as Manager.

**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 6:48 P.M.

*Approved by the Board on January 11, 2024*