

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
July 13, 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, on the above date at 7:05 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: Tom Daly, Jeff Shorts, and Bernie Tanguay

Directors Not Present: Terry Aunchman and Frank Sierra

Others Present: John Naylor of the IT Committee and Ron Trowbridge, Manager

III. Minutes

On MOTION by Bernie Tanguay, duly seconded by Tom Daly, the Board agreed unanimously to waive the reading of the June 6, 2023 Regular Board Meeting and approve the minutes as presented.

IV. Financial Report

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

V. Manager's Report

A. General. Boardwalk metal roofs remain pending inspection by Steffens Marine. The leaning tree at the boardwalk has been removed. A quote is forthcoming on replacement of the pond fencing near the lift station. Benches are pending removal along that fence line.

B. Deed Restrictions Enforcement. Management and Board reviewed the violations list.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. John Naylor updated the Board on cameras and gate operations. The Board confirmed that the courtesy camera project for the three private gates has been cancelled due to cost and the three owners informed they may want to consider wireless private cameras.

B. Architectural Control Committee. The Committee reported recent approval of roof re-shingle at 21203, 21354, and 21228 Marsh Hawk, exterior repainting approval in standard colors at 21203 Marsh Hawk, approval of a pool and screen pool enclosure at 21212 Preservation, and approval of shrub and palm removal at 21018 Marsh Hawk. Also approved was exterior repainting in same colors at 21347 Marsh Hawk

C. Welcome Committee. An updated list of new owners has been provided the Committee. by management.

D. Website/Facebook Committee. There was no report.

E. Social Committee. There was no report.

F. Gate Keeper. There was no report.

VII. Unfinished Business

A. Townhome Development Fence. Bernie Tanguay updated the Board on the fence line issues with the adjacent townhome community.

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

VIII. New Business

A. Mail Boxes. The Board discussed a change to another mailbox style and it was suggested that a community survey be considered to obtain homeowner input and ideas.

B. 2024 Budgeting. Jeff Shorts requested the Board members beginning providing ideas and projects to consider in the 2024 budget.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. Concern over trash in the south retention pond was expressed. Also, landscape contractor should continue removal of dead plants along the entrance boulevard. It was suggested that boardwalk lighting be considered. It was reported that the main entrance pedestrian gate latch is not working.

X. Adjournment

There being no further business, the meeting was adjourned at 8:03 P.M.

Approved by the Board on August 10, 2023