

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**November 9, 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, Jeff Shorts, Frank Sierra, and Bernie Tanguay

Directors Not Present: Tom Daly

Others Present: Jeannie Shorts, Social Committee; Jean Sanner, Website Committee; Mila Tanguay, Welcome Committee; John Naylor, IT Committee; and RonTrowbridge, HOA Manager

**III. Minutes**

On MOTION by Terry Aunchman, duly seconded by Frank Sierra, the Board agreed unanimously to waive the reading of the October 12, 2023, Regular Board Meeting and approve the minutes as presented.

**IV. Financial Report**

The Manager and Board reviewed the October 2023 Financial Report and the Manager updated the Board on collections. Jeff Shorts suggested the past due accounts with minor delinquencies be reviewed to determine if there are fees that should be written off.

**V. Manager's Report**

**A. General.** The boardwalk metal roof has been replaced. The well has been repaired and irrigation should be fully operational. The Manager was informed that there may still remain irrigation pop up heads that are covered in grassy overgrowth. Having reviewed quotes on lighting the boardwalk, the Board has determined to table to project due to its high cost.

**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. The electric panel at the south gate has been replaced. A new gate controller box is required. The Domain has been renewed. Two cameras are out of focus and scheduled for repairs. A breakdown of committee expenses is forthcoming

**B. Architectural Control Committee.** The Committee approved replacement windows at 21217 Marsh Hawk.

**C. Welcome Committee.** Marie Hammer has resigned from the Committee. There was a round of applause from all those present in recognition of her past years of dedicated committee work. The Board agreed to combine the Welcome Committee with the Social Committee.

**D. Social Committee.** Jeannie Shorts provided a detailed update on Social Committee activities including reporting on the recent Halloween decorating contest and the recent Community yard sale. Posting of US flags is still planned for Veterans Day. Plans are underway for the Christmas house decorating contest. Also, the committee is assisting in organizing volunteers for holiday decorating at the entrances. An inventory of available decorating supplies is scheduled. Yard of the month was announced 21351 Marsh Hawk.

**E. Website/Facebook Committee.** Jean Sanner updated the Board on website and face book matters. Agendas and minutes are being posted onto the website.

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

**G. Mailbox Committee.** Terry Aunchman updated the Board regarding ongoing review of mailbox replacement options and pricing. The Committee continues its research.

**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.** On MOTION to approve by Jeff Shorts, duly seconded by Bernie Tanguay, the Board unanimously approved the proposed 2024 budget which includes an increase of monthly assessments from \$ 120.00 in 2023 to \$ 130.00.

**B. Annual Meeting Coordination.** The Manager briefed the Board on planning for the upcoming annual membership meeting in December. Second 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. Management Contract.** Following excusal of the Manager, the Board opened the floor to homeowners to comment on management company options

**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 8:14 P.M.

*Approved by the Board on December 14, 2023*