

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
April 11, 2024

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 7:03 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: None
Others Present: John Naylor, IT Committee; Ileana Gatz, Social Committee;
and Ron Trowbridge, HOA Manager

III. Minutes

On MOTION by Tom Daly, duly seconded by Frank Sierra, the Board agreed unanimously to waive the reading of the March 14, 2024 Regular Board Meeting minutes and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the March Financial Report and the Manager updated the Board on collections. Completion of the Accountant's 2023 Compilation Report required by Statute is pending.

V. Manager's Report

A. General. Baycut is applying stronger fertilization and weed control in the entrance median. When weeds die off, the area to re-sod will be easier to measure for a final quote. Management has provided the Board a sketch of the front entrance grassy areas for designation of areas to sod. Baycut is also auditing the irrigation zones at the entrance to ensure new sod can be irrigated appropriately under current watering restriction. Three quotes for the replacement of the wood picket fence behind the lift station were presented to the Board by Management. On MOTION to approve by Terry Aunchman, duly seconded by Jeff Shorts, the Board unanimously approved the quote by low bidder Florida State Fence. Final damage claim reimbursement from Progressive is pending for the December 2023 perimeter wall damage Management will order the new park benches previously approved by the Board. Ponds are being treated for algae. The north pedestrian gate was repaired.

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 general camera operations and the proposal to install line of sight connections to combine main and south gate operations on line. More details about the proposal have been provided by Chris Eagen. A new, greater capacity recorder is planned due to additional cameras in the loop.

B. Architectural Control Committee. Since the last Board meeting, repainting was approved at 21337 Marsh Hawk.

C. Social & Welcome Committee. Ileana Gatz updated the Board on Committee activities. The March 17 boardwalk social was a success. The community garage sale remains scheduled for April 27. Additional Garage Sale info will be posted on the website. Yard of Month was announced as 21312 Preservation Drive.

D. Website Committee. There was no report. President Jeff Shorts again stressed how important it is for homeowners to access the website for information and updates on Board plans and activities. Meeting Agendas and Minutes are posted.

E. Mailbox Committee. Terry Aunchman updated the Board regarding ongoing review of mailbox replacement options and pricing. The history of Board research for replacement mailboxes was presented to homeowners in attendance during the owner input portion of the meeting agenda.

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

There was no new business.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. Numerous homeowners engaged in open discussion with the Board regarding the Board's new mailbox plans and research. The pros and cons of various alternatives were discussed and ideas expressed. The Board will continue providing updates and another opinion survey is in the works. The Board also confirmed that there has been full transparency throughout the entire mailbox planning process.

X. Adjournment

There being no further business, the meeting was adjourned at 8:45 P.M.

Approved by the Board on May 9, 2024