

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
August 10, 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 7:02 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, Jeff Shorts, Frank Sierra, and Bernie Tanguay

Directors Not Present: None

Others Present: Jeannie Shorts, Social Committee and Ron Trowbridge, Manager

III. Minutes

On MOTION by Terry Aunchman, duly seconded by Jeff Shorts, the Board agreed unanimously to waive the reading of the July 13, 2023, Regular Board Meeting and approve the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the July 2023 Financial Report and the Manager updated the Board on collections. The Manager reported that the interest rate on interest bearing accounts has been increased.

V. Manager's Report

A. General. Quotes on replacement of boardwalk metal roofing are pending. Boardwalk handrails are being adjusted. For budgeting purposes, a \$7,500 quote was obtained for replacement of the pond fencing near the lift station. Old benches were pending removal, however, the Board is considering replacement instead as a number of homeowners expressed a desire to retain benches for comfort. Management will provide the Board a catalog of bench options. Management reported an issue with the irrigation well.

B. Deed Restrictions Enforcement. Management and Board discussed violations. An updated violations list is forthcoming.

VI. Reports

A. IT Advisory Committee - Gate & Cameras. There was no report. The Board noted that the main gate is malfunctioning intermittently and that homeowner caller id indicates keypad calls are from a reported Wal-Mart number rather than from the keypad. The IT Committee will be advised of the issues.

B. Architectural Control Committee. The Committee reported recent approval of rooftop solar panels at 5722 Golden Owl.

C. Welcome Committee. The Committee reported no new homeowners to visit since the last meeting.

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

E. Social Committee. Jeannie Shorts updated the Board on Social Committee activities. A Yard of The Month program has been initiated. US Flags are planned for display on Veterans Day.

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 remains pending.

C. Mailboxes. The Board is initiating a homeowner preference survey regarding mailbox options.

VIII. New Business

A. Planning & Development. It is noted that a Church has applied for zoning along Lake Thomas.

B. General. Jeff Shorts requested assistance from Directors in creating a request for proposal for management service.

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. Lighting of the boardwalk was suggested. The board will look into pricing of boardwalk lighting. A homeowner expressed concern that there was still trash on the shoreline and in the small pond at the south entrance.

X. Adjournment

There being no further business, the meeting was adjourned at 7:48 P.M.

Approved by the Board on September 14, 2023