

**The Preserve at Lake Thomas Homeowners Association, Inc.**  
**Regular Meeting of the Board of Directors**  
**February 14, 2019**

**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 Carl Gebelein, President, on the above date at 7:00 P.M. at the Pasco County Senior Services Center, 6801 Wisteria Loop, Land O' Lakes, Florida 34638.

**II. Roll Call**

Quorum Present: Carl Gebelein, Manny Mendez, Cris Payne, Doug Ronk, and Rock Roque.

Directors Not Present: None

Others Present: Bernie Tanguay, Preservation Committee /Ron Trowbridge, Manager

**III. Minutes**

On motion made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the readings of the minutes of the January 10, 2019 Board of Directors Regular Meeting and approved the minutes as presented.

**IV. Financial Report**

The Board and Manager reviewed the January 2019 Financial reports and the Manager updated the Board on delinquent owner accounts.

**V. Manager's Report**

**A. General.** The Manager updated the Board on general common grounds maintenance. Proposed entrance and monument wall redesign plans are on hold. The Manager reported still no response from an earlier contractor regarding repair of the damaged wall which is constructed of discontinued cement block material. Another contractor has been contacted. The north pedestrian gate top hinge has been replaced. The Manager is still working to get the deteriorated message boards replaced at the exits. There has still been no response from TEM regarding quotes for a new south entrance gate operator. Their quote on the main entrance keypad and software was for an incorrect set up and did not take into account the current system operation of gate openers. They will resubmit. The Manager reported the species of wildlife recently noted in the ponds. Management is to provide Manny Mendez additional padlocks for electrical and control panels. Pressure washing of the subdivision street gutters and perimeter walls is being scheduled. The Manager is contacting a handyman to repair a small portion of the boardwalk decking and railing at the north boardwalk entrance.

**B. Deed Restrictions Enforcement.** The Manager updated the Board on violation matters. On motion by Rock Roque, duly seconded the Board unanimously agreed to send two long term non-compliance matters to the Attorney for legal action against the homeowner.

**VI. Reports**

**A. Preservation Committee.** There was no report.

**B. Architectural Review Committee.** Pursuant to provisions of the guidelines, the Committee reported waiver and approval of the side yard fence at 21028 Marsh Hawk which has no rear yard.

**VII. Unfinished Business**

The Board continued discussions on possible replacement of mailboxes and was informed that the contractor who was earlier repairing mailboxes is still available.

**VIII. New Business**

The Board selected April 6 as the date for the community-wide garage sale. The Board was informed that coyotes have been observed in the subdivision.

**IX. Homeowner Input**

A number of homeowners expressed to the Board their unhappiness with the recent ACC Committee approved addition of a four (4) foot, black aluminum picket fence along the side yard of 21028 Marsh Hawk. Homeowners were informed that the style and height of the fence met ACC guidelines and there are provisions for waivers to allow side yard fencing should there be no back yard suitable for installation of a fence. It was noted such waivers were granted in the past and that there are other homes with compliant side yard fences. The Board also stressed that in considering State Statutes, a rejection of the request would most likely have been unreasonable and a violation of the homeowner rights. Additionally, landscape shielding has been specified along the fence frontage and is pending. In response to the concerns, on motion by Rock Roque, duly seconded, the Board unanimously agreed for Mr. Roque and possibly another Board member to approach the homeowner to request a modification to the front setback of the new fence; however, it was noted there was no guarantee such would be agreeable to the homeowner. Homeowners suggested some amendments to the current fence guidelines and the Board will take such into consideration.

**X. Adjournment**

There being no further business, the meeting was adjourned at 8:25 PM.

*Approved by the Board on \_\_\_\_\_, 2019.*