

TWIN LAKES

subdivision homeowners association, inc.
A Corporation Not-for Profit

Meeting Minutes

Date: July. 15, 2009 **Time:** 6:00 p.m. **Location:** Ferman Dealership on Hwy 54

- I. **Call to order:** President Paul Theriault called the meeting to order at 6:00 p.m.
 - A. **Officers Present (or absent):**
 1. President - Paul Theriault, present
 2. Vice President - Joe Saladino, present
 3. Secretary - Dean Goldsworthy, present
 4. Treasurer - John Pavka, present
 - B. **Members (or absent):**
 1. Randy Cook, present
 2. Steve Fickett, present but tardy
 - C. **Residents:**
 1. **Jim Harper**
 2. **Lori Hall**
- II. **Proof of Notice of Meeting:** The meeting notice was posted on the pool cabana and lighted entry way bulletin boards on July 13, 2009.
- III. **Minutes:** A **motion** to approve the minutes for the Association members meeting on May 20, 2009 was made by Joe Saladino and seconded by Dean Goldsworthy. All voted in favor, the motion carried.
- IV. **Officers' Reports**
 - A. **President's Report:**
 1. Paul Theriault set the next board meeting for August 25th, And he recommended moving future meetings to the third Tuesday of the month.
 - 2.
 - B. **Treasurer's Report:**
 1. John Pavka reported a review of the budget shows a substantial reduction in delinquent accounts. May's financial report had a total of \$ 22,672 in delinquent accounts, the June 30 financial report had \$ 20,490 in delinquent accounts, a decline of more than \$ 2,100. Verified with Bill Sanborn most if not all this reduction came from the recovery of money owed by a home that was recently foreclosed on.
 2. John Pavka reported our total reserves are now more than \$ 66,000. Dean Goldsworthy inquired whether are we giving money to reserves every month? John Pavka reported there has not been an equal monthly distribution to reserves in the past. Going forward we should be giving to the reserves each month. John Pavka stated putting money in the reserves is an accounting exercise.
 3. Randy Cook inquired whether paying for the pool cabana painting will come from reserves? John Pavka stated we could and then it would not come out of operating funds.
- V. **Committee Reports**
 - A. **Architectural Review Committee:**
 1. John Pavka reported at the PACA meeting last week he was informed of a new landscaping law effective that became effective June 30, 2009. SWIFTMUD vice chairman reported Florida Sentate bill 2080 was approved. The Legislature took a two-page statue and made it a 25 page statue. Basically changed the copy from 'xeriscaping' to nine points of 'Florida Friendly Landscaping' ie. the 'right plant for right place.' Therefore it is not a "brown hole" yard law. For

example, if phase 3 water restrictions are in place and you can only water one day a week, you may not be able to plant St Augustine grass, but you can plant bahia grass which doesn't require much water. What it means to the association is we can enforce against eyesores.

B. Landscaping:

1. Lori Hall brought to the boards attention we need to address getting water lines extended to the pool area before we can plant new plants growing in that area.

C. Curb Appeal Award:

1. Steve Fickett reported he had selected Kathy & Chester Pyle from 24467 Painter Dr. for the June award.
2. Steve Fickett reported he had selected 2424 Chobee Court as the July award winners.
3. Paul Theriault suggested we run the winners for six weeks at a time.

VI. Manager's Report:

- A. Bill Sanborn reported the pool doors have been received and the installation will start tomorrow.
- B. Bill Sanborn reported he needs Paul's signature to complete the painting contract.
- C. Bill Sanborn reported our four Swiftmud stormwater system permits have been reviewed and are good until 2013. Joe Saladino reported at the last PACA meeting a SWIFTMUD representative reported SWIFTMUD will perform the storm water inspections for free and it is not necessary to have an independent engineer do it for a fee.
- D. Bill Sanborn reported phase one of our Entrance trees were trimmed by Rembranch.
- E. Bill Sanborn reported Landscaping contract that went to Davey, needs Paul's signature.
- F. Bill Sanborn reported Bashor & Legendre's (CPA) we used earlier in the year for financial compilation has provided an engagement letter for 2009 if we wish to use them. John Pavka inquired about the cost. Bill Sanborn reported the engagement letter was for \$ 1,200 to \$ 1,500/year not to exceed \$ 1,500. That would include filing our federal tax form. Bill Sanborn confirmed we do not need to take any action as of now.
- G. Bill Sanborn reported a new lock is needed for pool storage room. Old lock is a cheap Walmart variety that is worn out.
- H. John Pavka asked for an update from April meeting on a list of violations and the fees collected by using the attorney. Bill Sanborn reported compiled violations/legal action is provided as a handout this month. Only three residents paid fees requested by lawyer letters. Bill Sanborn (inaccurately) reported the fee collected as \$ 150/ resident. The actual fee is \$ 105.

VII. Unfinished Business

- A. Dean Goldsworthy reported the paint color swatches have been picked out and provided to Bill Sanborn to give to the painter. He showed the swatches to rest of the board so they could see the green hues.

VIII. New Business

- A. Joe Saladino reported water areas are coming up and the lake is increasing slowly. At the PACA meeting he asked SWIFTMUD commissioner for info on pumping data since September 2008. He will follow up with an email to the commissioner for the pumping data.
- B. Joe Saladino reported Todd Macintosh has volunteered to install a new system pool security system at cost. It is believed the router and modem are the current problem.
- C. Joe Saladino suggested a three-minute limit to air grievances before the board, other members suggested 5 to 7 minutes. Bill Sanborn noted Florida statue 720 allows for residents to petition to be on the agenda & that would be the only way to speak at a meeting. John Pavka suggested Robert's Rules of Order also has a time rule that can be invoked. Paul Theriault and other board members expressed a desire to provide maximum flexibility for residents to speak before the board. Paul Theriault suggested, in the future when residents attend board meetings the president should make an announcement that the board will hear resident's issues but they will

have a time limit, the length of which will be determined based on the number of residents present. The board will allow more time per resident when there are fewer residents, and less time when more residents are present, but in no case shall a resident have the floor for more than 10 minutes.

- D. Paul Theriault thanked Bill Sanborn for his service and cooperation in transitioning to the new management company.

IX. Adjournment: A **motion** to adjourn was made by Joe Saladino and seconded by Dean Goldsworthy. All voted in favor, the motion carried. Meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Dean Goldsworthy
Secretary

Minutes approved: _____ Date: 8/25/09