

TWIN LAKES

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

DRAFT Meeting Minutes

Date: Sept. 16, 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 6:10 p.m.
 - A. **Officers present:**
 1. President - Paul Theriault
 2. Vice President - Joe Saladino
 3. Secretary - Dean Goldsworthy
 4. Treasurer - John Pavka
 - B. **Members present:**
 1. Randy Cook
 2. Steve Fickett
 - C. **Residents present:**
 1. Lori Hall
 - D. **West Coast Management Co.**
 1. Denise Helbig
- II. **Proof of Notice of Meeting:** The meeting notice was posted on the pool cabana and lighted entry way bulletin boards on Sept 14, 2009. Agenda was posted Sept, 14, 2009.
- III. **Minutes:** After Denise Helbig noted the language in VI. C. should state "If residents don't show up, the hearing panel must rule in favor of the board of directors and fine the homeowner." and Steve Fickett noted the language in VIII. F. should reference the Southwest Florida Water Management District and not Mad Hatter utility, a **motion** to approve the amended minutes for the association members meeting on Aug 25, 2009 was made by Joe Saladino and seconded by Steve Fickett. All voted in favor, the motion carried.
- IV. **Officer's Reports**
 - A. **President's Report:**
 1. Paul Theriault set the next board meeting to follow the annual meeting on Oct 17.
 2. Paul Theriault set the time for future meetings to 6:15 pm.
 3. Paul Theriault confirmed since the last meeting the board has voted by email to renew the wetlands maintenance contract.
 4. Paul Theriault noted at the annual membership meeting there will be two open board positions, a current vacant position and his position. Steve Fickett has two years remaining. Randy Cook has two years remaining. John Pavka has one year remaining. Joe Saladino has one year remaining. Dean Goldsworthy has one year remaining.
 5. Paul Theriault suggested Lori Hall and Guy Brown as candidates for proposed hearing panel.
 - B. **Treasurer's Report:**
 1. No report, but Denise Helbig reviewed the 2010 budget proposal.
- V. **Committee Reports**
 - A. **Architectural Review Committee:**
 1. Dean Goldsworthy reported the ARC web site link has been updated so requests now go to West Coast Management. He also updated the ARC form with West Coast's contact info./mailing address.

B. Landscaping:

1. Lori Hall reported the next planting will be this Saturday, Sept. 19 at 9 am.

C. Curb Appeal Award:

1. Steve Fickett reported the Sept. winners are Jim & Donna Beazel, 24214 Painter Dr. Also, they were selected with the assistance of the last winner.

VI. Manager's Report:

- A. Denise reviewed the new "cash" based accounting balance sheet. This will remove the payments that are in arrears. Financial reports should typically be completed by the 10th to the 15th of the month. All financial reports will be emailed from now on instead of mailed by U.S. postal service to save costs.
- B. Denise Helbig reported on payments in arrears (currently more than \$ 29,000) and provided a print out of 23 currently with the lawyer. She requested flexibility with negotiating with residents currently in arrears as they adjust to West Coast. She wants to provide maximum flexibility to residents to accommodate negotiating payments. West Coast wants to avoid at all costs residents going to counsel. But, if residents have already been sent to the lawyer for collection, and they contact West Coast, West Coast refers those residents to the lawyer rather than discussing their collection situation.
- C. After Denise Helbig talked to our lawyer they no longer will charge up front fees to the association.
- D. Denise Helbig stated eleven liens have gone to bank foreclosure.
- E. Denise Helbig noted our income statement did not print out (by accident). General ledger & income statements will be emailed to us.
- F. Denise Helbig reported Bashor & Legendre, LLP the CPA who compiled our statement for last year emailed a request to be retained for \$ 1,500. Denise has a recommendation to make early next for another vendor. The request to retain was tabled.
- G. Denise Helbig noted 78 residents are required to achieve a quorum at the annual membership meeting.
- H. Denise Helbig noted updated the board on the green truck. Code enforcement said it runs, has a current tag, and it was proven to be drivable. There is nothing that can be done about it.
- I. Denise Helbig inquired whether a member of the board wanted to ride along on violation inspections. The board responded it would like to have the option to ride along.
- J. Denise Helbig will see if there is a county ordinance that relates to parking on lawns.
- K. Aqua Pro and Green Sprinklers have been in touch with John Pavka about providing bids to get the system working around the pool area again. Trying to determine whether drip or spray irrigation would be better.
- L. Denise Helbig noted Mr. & Mrs. Harmon have declined to be on the hearing panel. Paul Theriault recommended the hearing panel not allow two people from the same household have a voting presence at the same hearing. Spouses could trade out on different hearings though.
- M. Denise Helbig stated FL Statute 720 3052A is the statute that defines the hearing panel provision.
- N. Paul Theriault requested in the agenda that will be mailed to residents about the annual membership meeting to include the fact that County Commissioner Pat Muliari will be in attendance. Want Pat to briefly discuss what is going on in Pasco County that affects Twin Lakes, such as the I-75 interchange, highway 54/56 traffic, Cypress Creek mall and growth, or the slowing of it, in the area.

VII. Unfinished Business

- A. John Pavka reported on an email received by Manny Lajmiri, Senior Planner with Pasco County and the metropolitan planning organization (MPO). The MPO has a multistep approval process, and our sidewalk project (from the pool area to highway 54) is currently 14th on a list of apx. 30 potential projects. The MPO could approve this project later this fall. It is not clear if we will get 1 or 2 sidewalks, one for each side.

VIII. New Business

- A. Lori Hall noted a small area of the pool building that was missed during the recent painting.
- B. Denise Helbig discussed the proposed 2010 budget. Noted management fees will be substantially lower than last year, insurance went down a little bit and we need to add into the

budget accounting fees for an annual consolidated statement. She budgeted slightly more for office expenses because of reporting it differently than the last management company.

- C. Dean Goldsworthy recommend adding a budget item for telecommunications at the pool to support IT based security in the coming year.
- D. Dean Goldsworthy recommend anticipating large expenditures at the pool in the coming year for replacing the pool pump or remarciting the pool.
- E. The board discussed where new revenues would be put in the budget, if an increase is approved, and recommended it go to unallocated general reserves to provide maximum flexibility for pool, security or other expenditures.
- F. A **motion** to increase the budget by two percent was made by Joe Saladino and seconded by Randy Cook. All voted in favor, the motion carried. The new quarterly fees will be \$ 134.95.

IX. Adjournment: A **motion** to adjourn was made by Steve Fickett and seconded by Joe Saladino. All voted in favor, the motion carried. Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Dean Goldsworthy
Secretary

Minutes approved: _____ Date: 1/21/10