

# TWIN LAKES

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

## Meeting Minutes

**Date:** March 8, 2010 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

- I. **Call to order:** by President Diana Palinkas at 6:39 PM
  - A. **Officers present:**
    1. President – Diane Palinkas
    2. Treasurer - John Pavka
  - Officer absent**
    1. Secretary - Rose Wilson
    2. Vice President – Joe Saladino
  - B. **Members present:**
    1. Randy Cook
    2. Steve Fickett
    3. Dean Goldsworthy
  - C. **Residents present:**
    1. Lori Hall
  - D. **West Coast Management Co.**
    1. Camille Sanabria
- II. **Proof of Notice of Meeting:** The meeting notice was posted on the pool cabana and lighted entry way bulletin boards
- III. **Minutes:** Dean Goldsworthy motioned to accept the minutes as provided.  
Randy Cook seconded the motion. The Board voted and the motion passed unanimously
- IV. **Financial Report**  
**Treasurer's Report:**
  - A. John Pavka expressed a concern about the cost of postage and administrative fees. Camille indicated that Denise would address his concerns.
  - B. John Pavka instructed West Coast Management to obtain a tax extension and continue to procure three bids from a CPA for a compilation of financials and tax preparation.
  - C. John Pavka stated that the yearly financials could not be distributed to the membership without CPA approval. Camille indicated that Denise would address this concern.
- V. **Committee Reports**
  - A. Architectural Review Committee: No Report
  - B. Landscaping: Lori Hall reported that the Landscaping Committee would be planting flowers at the entrance Saturday March 13, 2010
  - C. Curb Appeal Award: No Report

**VI. Manager's Report:**

- A. Camille Sanabria referred the Board to the Project Status she supplied for the Board to review.
  - 1. Camille Sanabria reported on the status of the CPA bids for a compilation report
  - 2. Camille Sanabria reported on the status of the "top six" accounts in arrears as given to West Coast by Mr. Mankin's office and reported that Denise is working with Mr. Mankin's office to receive complete ledgers from the previous management company.
  - 3. Camille Sanabria also reported back to the Board that Hearing fines could be waived by the Board if they so wished.
  - 4. Camille Sanabria reported that there are no community officers in Pasco County due to budget cuts.

**VII. Unfinished Business**

**A. Pool Deck ramp**

Randy Cook **motioned** that Diana Palinkas' husband replace the pool deck ramp for the cost of material. Steve Fickett seconded the motion. The Board voted and the motion passed unanimously

**B. Irrigation by the pool – John Pavka will contact the three companies to meet with himself and Joe Click for bids.**

**C. Pool Repair**

Steve Fickett motioned to accept GPS's bid for pool repair. Dean Goldsworthy seconded the motion. The Board voted and the motion passed unanimously.

**D. Pool Security – the Board instructed West Coast Management to get three bids for raising the fence at the front of the pool building.**

**VIII. New Business**

**A. Diana Palinkas motioned to remove Rose Wilson from email distribution lists at this time. Steve Fickett seconded the motion. The Board voted and the motion passed unanimously**

**IX. Adjournment: A motion to adjourn was made by Diana Palinkas and seconded by Steve Fickett. All voted in favor, the motion carried. Meeting was adjourned at 7:51p.m.**

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 4/19/10