

TWIN LAKES

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

Meeting Minutes

Date: August 2, 2010 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by Vice President Joe Saladino at 6:30 PM

A. Officers present:

1. Vice President Joe Saladino
2. President – Diane Palinkas
3. Treasurer - John Pavka

Secretary position open

B. Members present:

1. Randy Cook
2. Dean Goldsworthy
3. Steve Fickett

C. Residents present:

1. Bob DiCaire
2. Jackie DiCaire
3. Jim Harper

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

1. **Minutes:** Joe Saladino **motioned** to accept the minutes as provided. Randy Cook seconded the motion. The Board voted and the motion passed unanimously.

III. Financial Report

Treasurer's Report:

- A.** Randy Cook **motioned** to receive the financial report at the upcoming budget meeting. Joe Saladino seconded the motion. The Board voted and the motion passed unanimously.

IV. Committee Reports

- A.** Architectural Review Committee: no report

- B.** Landscaping: Nemeth Landscaping will be giving a bid to care for the common areas of the community
The Board instructed West Coast Management to contact Davey's representative to walk the common areas with West Coast and President.

- C.** Curb Appeal Award: no report

V. Manager's Report:

1. report presented to Board by Camille Sanabria
 - a. Hearing Panel issues were discussed by the Board.

VI. Unfinished Business

A. Irrigation by the pool

No discussion at this time

B. Pool area security

The Board instructed West Coast Management to obtain a copy of the key for the pool pump housing from Simpson Pool.

The Board instructed West Coast Management to obtain mock ups for new signage at the pool

C. Conservation Area drainage, preservation and care

Joe Saladino **motioned** to that the Board meet with Jesus Merly, Civil Engineer, paying him for his time, and any other homeowners to discuss the drainage issues at Balsam Court, Monday August 9 at 5:30 PM

Randy Cook seconded the motion. The Board voted and the motion passed unanimously

D. Women's bathroom Door

Joe Saladino will try to repair with a bolt system. The Board agreed for his supplies to be reimbursed.

E. Drainage issue on Twin Lake

West Coast Management will continue to try to contact Pasco County Stormwater Management to determine if any further repair work is necessary.

VII. New Business

A. Balsam area cleaned up by Nemeth Landscaping.

Joe Saladino **motioned** to accept Nemeth landscaping estimate to clean up the common area on Balsam as suggested by Jesus Merly.

Diane Palinkas seconded the motion. The Board voted and the motion passed unanimously.

The Board instructed West Coast Management to send specific letters to be reviewed by the Board before sent.

Adjournment: A **motion** to adjourn was made by Joe Saladino and seconded by Randy Cook. All voted in favor, the motion carried. Meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 9/13/10