

TWIN LAKES

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

Meeting Minutes

Date: September 13, 2010 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by President Diane Palinkas at 6:29 PM

A. Officers present:

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

Secretary position open

B. Board Members present:

1. Randy Cook
2. Dean Goldsworthy

C. Board Member not present:

1. Steve Fickett

D. Residents present:

1. Jackie DiCaire
2. Kelly Cook

E. 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:

1. Dean Goldsworthy **motioned** to lien foreclose on 24130 Painter. Joe Saladino seconded the motion. The Board voted and the motion passed unanimously.

John Pavka reported that through diligent process, he was able to facilitate Pasco County trimming the trees at Foggy Ridge along the entrance in essence saving the association approximately \$1000.00 it would have cost for the association to hire the work done. The Board expressed its thanks to John.

IV. Committee Reports

- A. Architectural Review Committee:** John Pavka reported 2321 Rothenfeld Ct. applied for and was granted permission (via fax) to paint different colors on their house.
- B. Landscaping:** The Board expressed its thanks to Joe Click and Lori Hall for enhancing the neighborhood entrance with fresh flowers.

1. Dean Goldsworthy **motioned** to accept the bid from Nemeth Lawn Care and Michael's Pest Management. John Pavka seconded the motion. The Board voted and the motion passed unanimously.

C. Curb Appeal Award: no report

V. Manager's Report:

A. Report presented to Board by Camille Sanabria

1. John Pavka **motioned** to have West Coast Management and Joe Saladino obtain quotes up to \$150.00 for a neon colored sign to be placed at the entrance encouraging homeowners to send their proxies in immediately. Diana Palinkas seconded the motion. The Board voted and the motion passed unanimously.
2. Hearing issues discussed.

VI. Unfinished Business

A. **Irrigation by the pool**

1. John Pavka will meet with Nemeth Lawn Care to discuss landscaping along the drive into the pool parking and around the pool, then irrigation will be placed.

B. **Pool area security** – discussion tabled until next regular meeting

C. **Conservation Area drainage, preservation and care**

1. Randy Cook motioned for West Coast Management to order plans from SWFWMD. Once the plans have been received to restore the conservation areas to their original form. Joe Saladino seconded the motion. The Board voted and the motion passed unanimously.

D. **New Signs for the pool**

1. Dean Goldsworthy motioned to accept the bid received from Apple Sign & Awning to replace the signs in the pool area. John Pavka seconded the motion. The Board voted and the motion passed unanimously.

VII. New Business

A. **Proxy Collection in the neighborhood.**

1. Diana Palinkas will go door to door on the weekends to collect proxies.

Adjournment: A **motion** to adjourn was made by Diana Palinkas and seconded by Joe Saladino. All voted in favor, the motion carried. Meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 11/15/10