

TWIN LAKES

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

Meeting Minutes

Date: November 15, 2010 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by President Diane Palinkas at 6:34 PM

A. Officers present:

1. President – Diane Palinkas
2. Vice President Joe Saladino
3. Treasurer - John Pavka
4. Secretary – Kelly Cook

B. Board Members present:

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

C. Residents present:

Non

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:** It was motioned and seconded to accept the minutes as provided. The Board voted and the motion passed unanimously.

POOL AREA SECURITY

The Board allowed for Chip Fulker of Federated Alarm & Telecom, Inc. to present an estimate for security camera installation in the pool common area. Mr. Fulker answered questions the Board had regarding the installation and maintenance. The cameras are infrared, vandal resistant cameras. Installation would take approximately three days. The internet would need to be working before installation. There would be battery back up. Hard drives would need to be replaced every other year.

1. Board instructed West Coast to contact the insurance company to determine if there would be a rate reduction with the use of security cameras and alarms
2. Board instructed West Coast to contact the association attorney to determine if it would be a liability to use security cameras and alarms.
3. Board instructed West Coast to obtain fence bids to secure the perimeter of the pool and deck area.
4. Board instructed West Coast to acquire references from Mr. Fulker.

III. Financial Report

Treasurer's Report: John Pavka reported that the finances are in good shape at this time. (report attached)

IV. Committee Reports

- A.** Architectural Review Committee: no report

B. Landscaping: Nemeth will be putting in annuals for Thanksgiving and looking into landscaping around the pool common area.

C. Curb Appeal Award: no report

V. Manager's Report:

A. Report presented to Board by Camille Sanabria (see attached)

VI. Unfinished Business

A. Irrigation by the pool

1. John Pavka will meet with Ken of Aqua Pro on Wed. 11/24 at 4:00 PM to determine where the water supply is.
2. Nemeth Lawn will make recommendations for landscaping around the pool common area.

B. Pool area security – See above

C. Conservation Area drainage, preservation and care

1. Diana took the CD of maps from SWFWMD to discuss with Nemeth which areas need cleaning.
2. Board instructed West Coast to compose a letter to the land owner adjacent to Twin Lakes property regarding possible drainage issues

VII. New Business

A. Holiday Decoration

1. The Board will meet on Saturday December 4 at 10:00 AM to decorate the entrances.

B. Fish installation

1. West Coast will follow up with Gulf Coast regarding the installation of Carp

A **motion** was made and **seconded** to not meet in December. All voted in favor and the motion carried.

The next regular Board meeting will be held Monday January 10, 2011.

Adjournment: A **motion** to adjourn was made and **seconded**. All voted in favor, the motion carried.

Meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 1/11/11