

# TWIN LAKES

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

## Meeting Minutes

**Date:** January 10, 2011 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

- I. **Call to order:** by President Diane Palinkas at 6:32 PM
  - A. **Officers present:**
    1. President – Diane Palinkas
    2. Treasurer - John Pavka
    3. Secretary – Kelly Cook
  - B. **Board Members present:**
    1. Randy Cook
    2. Dean Goldsworthy
    3. Steve Fickett
  - C. **Board Members not present:**
    1. Joe Saladino
  - D. **Guests**
    1. Camille Sanabria, West Coast Management
    2. **Lt. Brett Landsberg, Pasco County Sherriff's office**
    3. **Sgt. Cucchiara, Pasco County Sheriff's office**
    4. **Deputy Welshans, Pasco County Sheriff's office**
    5. **Deputy Mielke, Pasco County Sheriff's office**
- II. **Proof of Notice of Meeting:** The meeting notice was posted at 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**

Discussion between the Board of Directors and the representatives of the Pasco County Sheriff's office ensued. A question was to put to the representatives;

**How can the area be more secure?**

  1. **Sgt. Cucchiara** stated that the deputy's now use the pool parking area as a place to do paperwork to be a presence in the neighborhood and to create a deterrent to criminal activity.
  2. It was also highly suggested that a security camera system with live feed be installed to help identify criminals in the act. It was suggested that the cameras be secured within the light boxes and perhaps decoy non working cameras be installed to deflect vandalism from the working cameras.

**Another concern voiced by the Board was that the Sheriff's department had been out several times and there were no arrests.**

  1. The Sheriff Representatives suggested a memo be sent to the Sheriff's office that gives permission for the Sheriff department to trespass non residents at any time day or night. The Association would need to post a sign at the entrance of the community or to be more specific post a sign at the entrance to the Pool Common Area.

A **motion** was made to have a memo sent by West Coast Management to allow the Sheriff's office to trespass non residents on the common areas of the association. The motion was seconded. **The Board voted to approve unanimously.**

A **motion** was made to have a sign made with the following information displayed;  
NO TRESPASSING  
PORTIONS OF THIS AREA MAY BE UNDER VIDEO SURVEILLANCE  
VIOLATORS WILL BE PROSECUTED PER FLORIDA STATUTE 810  
The motion was seconded. **The Board voted to approve unanimously.**

### III. Financial Report

**Treasurer's Report:** John Pavka reported that the finances are in good shape at this time. This year non pays have been reduced by \$4900.00 (report attached)

Camille presented bids for the Year End Compilation report.

A **motion** was made to accept the bid from Robert Cohen's office to do the work for \$800.00. The motion was seconded. **The Board voted to approve unanimously.**

### IV. Committee Reports

A. Architectural Review Committee: no report

B. Landscaping: A bill for work done at 24119 Painter was delivered and an estimate to finish the clean up on Balsam was submitted. Steve Fickett will review the estimate to be sure the area to be cleaned up is correct.

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 -

A **motion** was made to accept Aqua Pro's bid to update the irrigation system around the pool common area. The motion was seconded. **The Board voted to approve unanimously.**  
West Coast to contact Ken from Aqua Pro to see if he is available to attend the next meeting.  
West Coast to obtain 3 bids for quarterly irrigation maintenance.

#### B. Pool area security – See above

The Board requests two more bids for security cameras with a live feed around the pool cabana area.

Fence bids are to be tabled.

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

Discussion tabled until next meeting

Fence around pond to be temporarily repaired

#### D. Lien Foreclosure

12.27.10 a motion for default was sent from the attorney.

### VII. New Business

#### A. Pool Gate Lock

1. Affordable Security is waiting for the part to arrive before it can be installed.

**B. Pond Carp installation**

A motion was made to accept the estimate from Gulf Coast Lakes & Wetlands for 80 triploid grass Carp and 100 speckled perch to be installed once a permit is obtained, contingent upon Camille Sanabria verifying that the fish will be installed properly with no great chance of loss due to weather conditions. The motion was seconded. **The Board voted to approve unanimously.**

New pool requirements to be tabled until next meeting.

**The next regular Board meeting will be held Monday February 7, 2011.**

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

Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 2/7/11