

TWIN LAKES

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

Meeting Minutes

Date: February 7, 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. Vice President – Joe Saladino
3. Treasurer - John Pavka
4. Secretary – Kelly Cook

B. Board Members present:

1. Randy Cook
2. Steve Fickett

C. Board Members not present:

1. Dean Goldsworthy

D. Guests

1. Camille Sanabria, West Coast Management
2. Ken Wagenbrenner, Aqua Pro
3. Philip Williams, Vice Versa Inc.
4. Attila Palinkas

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.

Guest Ken Wagenbrenner, Aqua Pro

Mr. Wagenbrenner introduced himself and explained his new position as irrigation specialist for the community. Mr. Wagenbrenner stated that when his company inspects the property they will clean sprinkler heads, adjust and straighten them as needed. As well as program/re-program timers as needed and check for leaks. The Board discussed concerns with the sprinkler heads. Mr. Wagenbrenner explained that the heads he installed were flex and would not snap off. Mr. Wagenbrenner also recommended concrete donuts to help protect the sprinkler heads. He will give an estimate for the cost of concrete donuts as well as an estimate for a wireless rain sensor.

Guest Philip Williams, Vice Versa

Mr. Williams does handy work for the community and appeared at the Board meeting to give suggestions for the pool bathrooms repair.

1. Replace all walls with plywood, mesh, cement and finish with 12x12 tile. This would create a very solid wall. Replace the ceiling with plywood; cost would be approximately \$10,000.00
2. Replace all walls and ceiling with plywood and paint; cost would be approximately \$2900.00

After much discussion, a **motion** was made and **seconded** to defer this discussion until the next meeting allowing for more investigation on possible solution. **The Board voted and the motion passed unanimously.**

III. Financial Report

Treasurer's Report: No report at this time.

IV. Committee Reports

- A. Architectural Review Committee: no report
- B. Landscaping: No report at this time
- C. Curb Appeal Award: Presented to Bernie and Kathy Welton of 24325 Painter

V. Manager's Report:

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

Presentation by Steve Fickett regarding drainage concerns in the conservation areas.

Mr. Fickett described using maps the drainage ditch along the Aiken Trust property line. He also described how the water flow for the entire community worked.

Mr. Fickett **recommended** that a small area on the East side of Balsam Court have debris removed. Mr. Fickett will meet with Mr. Palinkas and flag the specific area that would need attention. Mr. Palinkas would then obtain a bid from Nemeth Landcare to remove the excessive debris.

Mr. Fickett went on to **recommend** that letter of recommendation be prepared by an environmental engineer to add a trench at least a two foot wide drain (~150ft) from the East side of Balsam in a Southeasterly direction toward the natural swamp drainage plain. West Coast will contact Jesus Merly and Diana Palinkas will contact an engineer as well for bids for the letter.

Once these adjustments have been made, the Board will have the responsibility of maintaining these areas annually.

VI. Unfinished Business

A. Irrigation by the pool -

A **motion** was made to accept Aqua Pro's bid to maintain all irrigation systems in the common areas on a quarterly basis. The motion was **seconded**. **The Board voted to approve unanimously.**

B. Pool area security

1. The Board was presented another bid for security cameras. West Coast will continue to obtain a third bid.
2. The Board gave West Coast Management permission to complete a memo to the Pasco County Sheriff's office allowing the Sheriff's office to trespass non residents.
3. A **motion** was made to accept a bid from Apple Sign & Awning for one "no trespassing" sign, three pet waste signs and installation as well as a "no soliciting" sign if the sign costs less than \$100.00. The motion was **seconded**. **The Board voted to approve unanimously.**

C. Conservation Area drainage, preservation and care – See above

1. Fence wash out – Mr. Williams will meet with Mr. Saladino to see if a temporary fix can be accomplished. A permanent solution will be discussed in future meetings.
2. Balsam Court clean up – see above

D. Lien Foreclosure

Attorney has attempted to contact owner to inform them that the court entered default against them in the lien foreclosure. Attorney received no response and is sending in the Association's Motion for Final Judgment. Once the motion is entered in the docket the attorney can set a hearing date and move forward with the foreclosure.

E. Pond Carp Installation

The fish have been ordered and will be installed once they are prepared. A **motion** was made to pay the complete cost. The motion was **seconded**. **The Board voted to approve unanimously.**

F. Pool Gate Lock – Lock has been repaired and is working properly at this time.

VII. New Business

A. New Pool Area requirements

Issue tabled until next meeting.

B. Insurance Renewal

A motion was made to accept the renewal of the insurance for the HOA. The motion was seconded. The Board voted to approve unanimously.

The next regular Board meeting will be held Monday March 14, 2011.

Adjournment: A motion to adjourn was made and seconded. The Board voted to approve unanimously.

Meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 3/14/11