

TWIN LAKES

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

Meeting Minutes

Date: March 14, 2011 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by President Diane Palinkas at 6:31 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

C. Board Members not present:

1. Steve Fickett

D. Guests

1. Camille Sanabria, West Coast Management
2. Keith Ware, Secure 2 Ware
3. Philip Williams, 2233 Tioga Dr.
4. Attila Palinkas, 2352 Asaph Ct.
5. Thomas H. Herrin Jr., 24354 Twin Lake Dr.
6. Jim Harper, 24257 Twin Lake Dr.
7. Jackie & Bob Dicaire, 2245 Balsam Ct.
8. Deb Storts, 2241 Balsam Ct.
9. Ralph Tack, 24140 Cross Ln.

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 Keith Ware, Secure 2 Ware

Mr. Ware introduced himself and his assistant Jose and began his presentation of the products available from his company. Mr. Ware fielded questions from both the Board of Directors and the homeowners present.

Homeowner Jackie Dicaire

Mrs. Dicaire voiced her concerns regarding the drainage at the conservation area behind Twin Lake and around Balsam Court. She also mentioned the new dog waste signage posted in the area. The Board of Directors assured the Homeowners that ongoing investigation and inspection is scheduled for the drainage/conservation areas.

Homeowner Ralph Tack

Mr. Tack voiced his concerns regarding upholding the deed restrictions of the community. Specifically concerns about the conditions and maintenance of lawns and landscaping, broken windows, boats on properties, commercial vehicles parking in the community, All Terrain Vehicles driving through the community and trash containers in view. The Board of Directors assured Mr. Tack that most if not all of his concerns have been or are being addressed by the Board at this time.

Mr. Tack asked for an accounting of the vandal damages at the pool in the last year.

All guests were asked to consider participating on the Hearing Panel that meets as needed. The Hearing Panel purpose was explained to them as the next step after violation letters to address non compliance issues with homeowners who have not complied after receiving violation letters. This panel determines if a fine should be assessed to the homeowner for non compliance. This fine could be \$100.00 per day up to ten days for non compliance.

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: no report at this time

V. Manager's Report:

A. Report presented to Board by Camille Sanabria, due to time constraints the Board was asked to review the report on their own time and contact the management company with any questions or concerns.

VI. Unfinished Business

A. Pool area security

1. The decision to place security cameras in the pool area has been **tabled** until the next meeting.
2. Camille Sanabria reported that the trespass memo to the Pasco County Sheriff's Department was sent,
3. Joe Saladino reported that all new trespass and dog waste signage was installed.
4. A **motion** was made to have the electrician, Ron Mueller purchase new light fixtures for the pool area as the fixtures in place are no longer working properly. The motion was **seconded**. **The Board voted to approve unanimously.**

B. Conservation Area drainage, preservation and care

1. Fence wash out – The work was completed on the fence wash out at the pond located at Foggy, Cross and Tioga.
2. A **motion** was made to accept the bid from Nemeth lawn care to clean the area East of Balsam. The motion was **seconded**. **The Board voted to approve unanimously.**

C. Lien Foreclosure

To date the Attorney has had no communication with the homeowner. As a result a hearing for motion for Final Judgment has been scheduled for May 5, 2011 at 1:30 PM

D. Pond Carp Installation

The installation is complete.

E. Pool Cabana Bathrooms Repair

A **motion** was made to accept the bid from John Smith to have the pool cabana bathrooms repaired once the insurance and licensing was confirmed. The motion was **seconded**. **The Board voted to approve unanimously.**

VII. New Business

A. New Pool Area requirements

1. The Board directed West Coast Management to obtain three bids from fence vendors to place a fence around the pool motor equipment and to place a cage around the pool motor equipment in order to comply with new statutes placed by the state of Florida.

2. Joe Saladino was directed by the Board to obtain the cost of adding verbiage required by the State of Florida to the existing signage at the pool area.

B. Installation of equipment for irrigation

A **motion** was made to accept the bid from Aqua Pro to install cement donuts around all sprinkler heads, valve box and wireless rain sensor. The motion was **seconded**. **The Board voted to approve unanimously.**

C. Potential new owner with commercial vehicle

A **motion** was made to not give a special waiver for the parking of a commercial vehicle in the community to a prospective new homeowner. The motion was **seconded**. **The Board voted to approve unanimously.**

D. Distribution of Annual Financial Report

A **motion** was made to send a postcard to all homeowners stating that the Annual Financial report could be viewed on the website or were available on demand. The motion was **seconded**. **The Board voted to approve unanimously.**

E. Closing of the pool

A **motion** was made to close the pool until such time as the repairs could be made on the Pool Cabana Bathrooms. The motion was **seconded**. **The Board voted to approve unanimously.**

The next regular Board meeting will be held Monday April 11, 2011.

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

Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 4/11/11