

TWIN LAKES

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

Meeting Minutes

Date: April 11, 2011 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

- I. **Call to order:** by Vice - President Joe Saladino 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. Attila Palinkas, 2352 Asaph Ct.
 3. Jim Harper, 24257 Twin Lake Dr.
- 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.
- III. **Financial Report**

Treasurer's Report: No report at this time.
- IV. **Committee Reports**
 - A. Architectural Review Committee: One home was re-painted
 - B. Landscaping: Discussion about Juniper trees in front of the pool Cabana. Trees are not in good condition at this time. Board by consensus wishes to allow them time to fill out with the upcoming rainy season.
 - C. Curb Appeal Award: no report at this time
- V. **Manager's Report:**
 - A. Report presented to Board by Camille Sanabria-see attached
 1. A motion was made to excuse violation issue of recreational vehicle from hearing as compliance was met. The motion was seconded. The Board voted to approve unanimously.
 2. A motion was made to stop hearing on violation issue regarding mowing and mailbox as another method of compliance will be sought. The motion was seconded. The Board voted to approve unanimously.
 3. A motion was made to go forward with asking for violation of leaking roof with tarp to be rectified by the bank which owns the property. The motion was seconded. The Board voted to approve unanimously.
- VI. **Unfinished Business**
 - A. **Pool area security**

1. A **motion** was made to have security cameras installed around the pool cabana common area. The motion was **seconded**. **Five (5) Board members voted to approve. One (1) Board member voted to not approve. The motion passed 5 to 1.**
2. A **motion** was made to accept the security camera bid from Secure 2 Ware. The motion was **seconded**. **The Board voted to approve unanimously.**

B. Conservation Area drainage, preservation and care

1. Board directed West Coast Management to meet with Jesus Merly regarding the Balsam Court drainage area.

C. Lien Foreclosure

A hearing for motion for Final Judgment has been scheduled for May 5, 2011 at 1:30 PM

D. Pool Cabana Bathrooms Repair

1. A **motion** was made to pay John Smith an addition \$400.00 for extra work performed while repairing the pool cabana bathrooms. The motion was **seconded**. **The Board voted to approve unanimously.**
2. A **motion** was made to have John Smith replace the light fixtures at the pool cabana area for the amount of \$100.00. The motion was **seconded**. **The Board voted to approve unanimously.**

E. Pool was re-opened after bathroom repair was complete.

VII. New Business

A. New Pool Area requirements

1. A **motion** was made to erect a cage enclosure around the pool equipment on the West end of the pool. The motion was **seconded**. **Four Board members voted to approve.** Kelly and Randy Cook abstained because they know the vendor.
2. A motion was made to accept the cage enclosure bid presented by Best Made Enterprises, Inc. The motion was **seconded**. **The Board voted to approve unanimously.**
3. Joe Saladino is obtaining a bid for the pool signs with verbiage required by the State of Florida.

B. Pool repair and requirements

1. A **motion** was made to accept the estimate for underwater pool light replacement from GPS pools. The motion was **seconded**. **The Board voted to approve unanimously.**
2. A **motion** was made to accept the estimate for a vacuum pump motor replacement from GPS pools. The motion was **seconded**. **The Board voted to approve unanimously.**
3. A **motion** was made to accept the estimate for chemical feeder installation required by Pasco County from GPS pools. The motion was **seconded**. **The Board voted to approve unanimously.**

C. Insurance requirements in the pool cabana common area

1. A **motion** was made to have 3 smoke detectors installed as well as one fire extinguisher installed between the bathroom doors by Attila Palinkas. The motion was **seconded**. **The Board voted to approve unanimously.**

D. Lawn Violations

Discussion ensued regarding lawn concerns in the neighborhood. Inspections will continue.

E. Entrance repair

1. Entrance will be repaired by John Smith, to be paid for by responsible party.

The next regular Board meeting will be held Monday May 9, 2011.

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

Meeting was adjourned at 7:45 p.m.
Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management
Minutes approved: _____

Date Amended: 7/11/11