

TWIN LAKES

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

Meeting Minutes

Date: May 9, 2011 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

- I. **Call to order:** by President Diana Palinkas at 6:35 PM
 - A. **Officers present:**
 1. President – Diana 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.
- 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: John Pavka answered questions from Board regarding the budget verses year-to-date statement. See balance sheet and expense statement
- IV. **Committee Reports**
 - A. Architectural Review Committee:
 1. A motion was made to accept the architectural request submitted by the homeowner at 24252 Painter Drive. The motion was **seconded**. **The Board voted to approve unanimously.**
 - B. Landscaping: The Board instructed West Coast to contact A&H electric to repair/replace the lighting at the West entrance to the community.
 - 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 accept the bid from GPS Pools for 22 19in. filter grids for the cost of \$667.00. The motion was **seconded**. **The Board voted to approve unanimously.**
 2. A **motion** was made to a bid from D.S. Franks to inspect and report to SWFWMD permit no. 40002461.001. The motion was **seconded**. **The Board voted to approve unanimously.**
- VI. **Unfinished Business**
 - A. **Pool area security**

The installation of internet by Brighthouse will take place on May 10, 2011. The installation of the security cameras will be scheduled once the internet access is installed.

B. Conservation Area drainage, preservation and care

An inspection will be completed; Board member Steve Fickett will meet with the Civil Engineer. (see motion above)

C. Lien Foreclosure

A sale of home will be scheduled. Attorney will notify West Coast Management once the sale is scheduled.

D. New Pool Area requirements

Fencing around the pool equipment has been installed to the satisfaction of the Board of Directors.

1. A **motion** was made to accept the bid from Apple Sign and Awning to create and install the signage needed for the pool area for \$85.00 each. Two signs needed. The motion was **seconded**. **The Board voted to approve unanimously**.

E. Installation of Smoke detectors and fire extinguisher

Smoke detectors have been installed; fire extinguisher and case need to be ordered.

VII. New Business

A. Annual Twin Lakes Community Picnic

Date: June 11, 2011

Time: 10:00 am to 2:00 pm

Provided: hamburgers, hotdogs, cold drinks, plates, napkins, water and ice

Bouncy house

1. A **motion** was made that a budget of \$600.00 be set for the picnic. The motion was **seconded**. **The Board voted to approve unanimously**.

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

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

Meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 7/11/11