

# TWIN LAKES

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

## Meeting Minutes

**Date:** July 11, 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

**B. Board Members present:**

1. Dean Goldsworthy
2. Steve Fickett

**C. Board Members not present:**

1. Secretary – Kelly Cook
2. Randy Cook

**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 May 9, 2011 minutes as provided. **The Board voted and the motion passed unanimously.**
2. A **motion** was made to amend the April 11, 2011 meeting notes to add the following under New Business, New Pool Area Requirements; *Kelly and Randy Cook abstained because they know the vendor.* **The motion was seconded. The Board voted to approve unanimously.**

**III. Financial Report**

**Treasurer's Report:** John Pavka reported that the association finances are in excellent condition at this time. He also brought to the attention of the Board an article in the tbt regarding investors purchasing homes in lien foreclosure. The Board also discussed concerns about the present attorney. It is requested that Denise Helbig attend the next meeting to discuss these two issues as well as to discuss the proposed budget for 2012 and West Coast Management's property management services.

A document was presented to the Board stating that the rescheduled date for judicial sale for the lien foreclosure home has been set for July 25, 2011 at 11:00 AM to the highest bidder for cash.

**IV. Committee Reports**

- A. Architectural Review Committee:** No report at this time
- B. Landscaping:** Joe instructed Attila Palinkas (as representative of Nemeth lawn care) to mow a specific area around one of the ponds.
1. A motion was made for Nemeth to purchase sod for the common area behind 2336 Foggy Ridge Pkwy as well as other retention common areas with similar minor deficiencies for no more than the amount of \$1100.00. **The motion was seconded. The Board voted to approve unanimously.**

- C. Curb Appeal Award: Steve Fickett's resignation as Curb Appeal Chair was accepted. Diana Palinkas volunteered as Curb Appeal Chair.

**V. Manager's Report:**

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

1. A **motion** was made to accept the bid from E-Zee Tree Service to remove the dead tree from Balsam Court for the amount of \$400.00. The motion was **seconded**. **The Board voted to approve unanimously**.
2. A **motion** was made to have another camera installed on the Southwest corner of the building to view the bathroom doors as well as the storage room door. The motion was **seconded**. **The Board voted to approve unanimously**.
3. A **motion** was made to accept the bid from Nemeth Lawn Care to clean up a specific home for the cost of \$135.00. The motion was **seconded**. **The Board voted to approve unanimously**.

**VI. Unfinished Business**

**A. Security Camera installation**

**1. Ventilation for storage area**

- a. John Pavka will discuss with a vendor the specifics of the ventilation and provide a bid to the Board of Directors at the next scheduled meeting.

**B. Conservation Area drainage, preservation and care**

Issue closed at this time as the next inspection due for SWFWMD is set for 2013.

**C. Lien Foreclosure**

See above under **III. Financial Report**

**D. New Pool Area requirements - completed**

**E. Installation of Smoke detectors and fire extinguisher**

Signage to be obtained and placed on the fire extinguisher

**VII. New Business**

**A. Pool fence addition – closed at this time**

**B. Playground clean up**

1. A **motion** was made to accept the bid from Nemeth Lawn Care to trim along the fence line of the playground for \$250.00. The motion was **seconded**. **The Board voted to approve unanimously**

**The next regular Board meeting will be held Monday August 8, 2011.**

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

Meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 09/12/11