

TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

Meeting Minutes

Date: September 13, 2011 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by Vice President Joe Saladino 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. Dean Goldsworthy
2. Steve Fickett
3. Randy Cook

C. Guests

1. Camille Sanabria, West Coast Management

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 July 11, 2011 minutes as provided. The Board voted and the motion passed unanimously.

III. Financial Report

Camille presented a report containing all homes in arrears of assessments at this time that also included collection actions.

Treasurer's Report: John Pavka reported that the association finances are in excellent condition at this time and as such suggests that a committee be formed to examine the cost of re-paving the roads of the community. The Board was in agreement with this suggestion and asked John to comment on this at the upcoming annual meeting.

IV. Committee Reports

A. Architectural Review Committee:

1. 24219 Painter was approved to repaint and add an enclosure to the front of the home with a screen door.
2. 24209 Painter was approved to install a new roof.

B. Landscaping:

1. A motion was made for West Coast to obtain bids and order mulch for the entrance and along the front drive for no more than \$800.00. The motion was seconded. The Board voted to approve unanimously.
2. The Board instructed West Coast to obtain bids from erosion specialists for all the ponds of the community to be presented at the November Board meeting for discussion.
3. The Board instructed West Coast to obtain design bids for the pool area and separate design bids for the entrance and front drive area to be presented to the November Board meeting for discussion.

C. Curb Appeal Award: The September Curb Appeal was awarded to 24459 Painter for the consistency of beauty and neatness of the home.

V. Manager's Report:

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

1. Notification for the annual meeting was presented and approved by the Board by consensus. The Board asked that a line be added to state that proxies would be collected by Board members on Saturday October 1 in efforts to meet the quorum for the meeting.
2. Board instructed West Coast to contact Pasco County storm water to report that the cement was failing at Balsam Court.

VI. Unfinished Business

A. Security Camera installation

1. Ventilation for storage area

- a. John and Joe to determine the temperature of the storage room.

VII. New Business

A. Special letter regarding dead tree – Board instructed West Coast to send request letter.

The next meeting will be the ANNUAL MEETING scheduled for October 8, 2011 at the pool cabana at 10:00 AM.

The next regular Board meeting will be held in November, date to be determined.

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: 11/14/11