

TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

Meeting Minutes

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

I. Call to order: by President Diana Palinkas at 6:33 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. Randy Cook
3. Julie Acker

Board Members absent:

1. Steve Fickett
2. Lori Jankowiak

C. Guests

1. Camille Sanabria, West Coast Management
2. Attila Palinkas

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 September 12, 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: No report at this time

IV. Committee Reports

A. Architectural Review Committee: No report at this time

B. Landscaping:

1. A **motion** was made for West Coast to contract with an engineer to provide a scope of work to repair pond erosion for no more than \$1000.00. **The motion was seconded. The Board voted to approve. One vote against.**
2. The Board was presented with three landscape decorating bids to be reviewed and discussed at the next meeting.

C. Curb Appeal Award: The November Curb Appeal was awarded to 2333 Foggy Ridge 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. A **motion** was made to send 2200 Foggy Ridge Parkway to the hearing panel for non compliance of roof repair and fence repair. **The motion was seconded. The Board voted to approve unanimously.**
2. A **motion** was made to send 2237 Tinder Court to the hearing panel for non compliance of storing a boat visible on the property. **The motion was seconded. The Board voted to approve unanimously**
3. A **motion** was made to waive a non compliance fine for 2316 Foggy Ridge Parkway as the violation was repaired in a timely manner. **The motion was seconded. The Board voted to approve unanimously.**

VI. Unfinished Business

A. Security Camera installation – complete

B. SWFWMD meeting – scheduled for Wednesday November 16 at 1:30 PM at Balsam Court.

C. Entrance sign repair –

1. A **motion** was made to accept the bid for the entrance sign repair from Tamas Pecz for the amount of \$750.00. **The motion was seconded. The Board voted to approve unanimously.**

VII. New Business

1. A **motion** was made to allow Dean Goldsworthy up to \$200.00 to purchase Windows 7 for his computer in order to better monitor the security cameras. **The motion was seconded. The Board voted to approve unanimously.**

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

Meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 1/14/12