

TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

Meeting Minutes

Date: January 9, 2012 **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. Secretary – Kelly Cook

4. Steve Fickett

Board Members absent:

1. Treasurer - John Pavka
2. Lori Jankowiak

B. **Board Members present:**

1. Dean Goldsworthy
2. Randy Cook
3. Julie Acker

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 November 14, 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.

1. A **Motion** was made to prepare an arrangement with account number TL061 with the following provisions: the agreed upon monthly payment must be made along with the January quarterly dues by January 31, 2012 and the monthly agreed upon payment must be made and the quarterly payments must be received by the due date or the account will be liened. **The motion was seconded. The Board voted to approve unanimously.**

Treasurer's Report: No report at this time

IV. **Committee Reports**

A. Architectural Review Committee:

1. Architectural request for TL013 was reviewed by the board. A **Motion** was made to disapprove the request because the request would not conform to the aesthetics of the community. **The motion was seconded. The Board voted to approve unanimously.**

B. Landscaping: Review of entrance landscaping and pool landscaping tabled until the February meeting.

C. Curb Appeal Award: The December Curb Appeal was awarded to 2233 Tioga Drive for the recent improvements made on the property.

V. **Manager's Report:**

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

1. A **motion** was made to send 24130 Painter to the hearing panel for non compliance of debris left on the driveway. **The motion was seconded. The Board voted to approve unanimously.**
2. A **motion** was made to send 2334 Tioga to the hearing panel for non compliance of not removing the dead palm tree from the property. **The motion was seconded. The Board voted to approve unanimously**

3. A **motion** was made to send 24329 Twin Lakes to the hearing panel for non compliance of trash and debris visible on the side of the house from the street. **The motion was seconded. The Board voted to approve unanimously.**

VI. Unfinished Business

A. SWFWMD meeting

It was reported that the association may NOT dredge on the North side of Balsam Court and the association may NOT remove a particular tree pointed out by the association board. It was suggested by SWFWMD that the storm drain pipes be cleaned out by Pasco County Stormwater. It was also suggested by SWFWMD that the retention pond on the North end of the Balsam cul-de-sac be maintained properly. Also that a particular tree on the South side of Balsam be removed as it is diseased.

It was reported that the association MUST maintain the retention pond located behind 24241 Twin Lakes Drive.

B. Entrance sign repair –

1. A **motion** was made to accept the bid for the entrance sign repair from Allied Sign for the amount of \$1575.00 plus tax and to accept another bid with from Allied Sign for a reasonable cost to re-finish both signs. **The motion was seconded. The Board voted to approve unanimously.**

C. Erosion Concerns –

1. A Motion was made to accept the bid from The Ash Group, Inc, for the amount of \$2790.00 survey and map the area behind 24241 Twin Lakes Drive to maintain the area properly. **The motion was seconded. The Board voted to approve unanimously. (one board member abstained from the vote because of personal knowledge.**

VII. New Business

1. A **motion** was made to accept a bid from GPS Pools to clean the pool cabana and bathrooms for the cost of \$250.00 per month and that the contract with First Class Cleaning would be terminated with a 30 day notice. **The motion was seconded. The Board voted to approve unanimously.**

2. Pasco County Stormwater meeting

It was reported that Pasco County Stormwater will clean out all drains within the Twin Lakes Community once the vehicle used for such cleaning is repaired. The representative from PCSW will review plans to see what portions of Twin Lakes belongs to Pasco County and therefore are maintained by Pasco County.

The next meeting was set for February 20, 2012 at 6:30 PM at Ferman Dealership on Hwy 54

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

Meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 2/20/12