

Twin Lakes Subdivision HOA

Meeting Minutes

Date: March 12, 2012 **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
(arrived late)
2. Vice President – Joe Saladino
3. Treasurer – John Pavka
4. Secretary – Kelly Cook

4. Lori Jankowiak
5. Dean Goldsworthy

C. Guests

1. Camille Sanabria, West Coast Management
Judy Lacer

B. Board Members present:

1. Randy Cook
2. Julie Acker
3. Steve Fickett

D. Homeowners

1. Jim Harper
2. Donna Pettis

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 February 20, 2012 minutes with corrections in the heading. **The Board voted and the motion passed unanimously.**

III. Financial Report

Camille Presented a report from Attorney Mankin's office along with the AR report from West Coast noting the homeowners who are delinquent at this time. No recommendations were made to the Board at this time.

1. A **Motion** was made for John Pavka to compose a response letter to Annette Kerlin McBrayer, Esq. Trustee of 1986 Revocable Pour over Trust of Lena Ruth Aiken. Both the letter from Ms McBrayer to the Board of Directors and from the Board of Directors to Ms McBrayer will be posted on the website for community review. **The motion was seconded. The Board voted to approve unanimously.**

IV. Committee Reports

A. Architectural Review Committee:

1. Two Architectural Request were approved for 2348 Asaph to install a new fence and install new landscaping.

B. Landscaping:

1. Karin Fickett will be preparing a proposal for the landscape zones.
2. A **Motion** was made to allow Karin \$500.00 to begin landscape changes. **The motion was seconded. The Board voted to approve unanimously.**

C. Curb Appeal Award:

1. The March Curb Appeal was awarded to 2424 Chobee Court.

V. Manager's Report:

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

VI. Unfinished Business

A. Erosion Concerns –

1. Steve Fickett will continue to obtain bids for erosion maintenance.

VII. New Business

Donna Pettis addressed the Board and gave an account of the dogs attack on her daughter-in-law and dog. The Board expressed their concern for the well being of the woman and her pet. The Board also expressed their concern to have this attack documented. Donna stated that it is documented with the County and that a fine will be assessed. Both the dog and the owner of the dog are recovering with some side affects.

The Board discussed calendar items as follows:

Annual Pool Party - June 9, 2012

Annual Meeting – October 13, 2012

Annual Garage Sale – October 20, 2012

1. A **motion** was made to send self addressed stamped envelopes with the annual notices to encourage homeowners to return their proxies to West Coast Management before the annual meeting. **The motion was seconded. The Board voted to approve unanimously.**
2. A **motion** was made to accept Diana Palinkas' resignation as President of the Board of Directors. She was asked to remain on the Board as a director. **The motion was seconded. The Board voted to approve unanimously.**
3. A **motion** was made for Joe Saladino to take the position of President of the Board of Directors. **The motion was seconded. The Board voted to approve unanimously.**
4. A **motion** was made for Randy Cook to take the position of Vice -President of the Board of Directors. **The motion was seconded. The Board voted to approve unanimously.**

The Board wishes to express its heartfelt thanks to Diana Palinkas for her service as President of the HOA of Twin Lakes.

The next meeting was set for April 9, 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 7:41 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 4/9/12