

Twin Lakes Subdivision HOA

Meeting Minutes

Date: June 11, 2012 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by President Joe Saladino at 6:30 PM

A. Officers present:

1. President – Joe Saladino
2. Vice President – Randy Cook
3. Secretary – Kelly Cook
4. Treasurer – John Pavka

B. Board Members present:

1. Lori Jankowiak
2. Julie Acker

C. Board Members absent

1. Diana Palinkas
2. Steve Fickett
3. Dean Goldsworthy

D. Guests

1. Camille Sanabria, West Coast

E. Homeowners –

1. Gregory Clapp
2. David Nichols
3. Debbie Allison

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 waive the reading and accept the May 14, 2012 minutes as presented. **The Board voted and the motion passed unanimously.**

A **Motion** was made to put aside the agenda to address concerns of homeowners present. **The motion was seconded. The Board voted to approve unanimously.**

Mr. Clapp discussed erosion concerns in his backyard and presented a survey. Randy Cook reviewed the survey and suggested Mr. Clapp address his concerns to SWFWMD as according to the survey the erosion happened on Mr. Clapp's property marked as conservation area. The Board asked Mr. Clapp to keep in touch with his findings and address the Board if they can be of any more help in this situation. Mr. Clapp thanked the Board for its advice and left the meeting.

III. Financial Report

1. A **Motion** was made for the attorney to move forward with the lien foreclosure for TL097. **The motion was seconded. The Board voted to approve unanimously.**

IV. Committee Reports

A. Architectural Review Committee:

Architectural request from 2129 Foggy to repaint was approved.

B. Landscaping:

1. Lori Jankowiak reported that deer are eating plants at the entrance and the committee will have to revisit the types of plants to place in that area. No further work will be done at this time. The new lights look great. The drip water will be backed off at this time with the rainy season starting.

C. Curb Appeal Award:

1. The July Curb Appeal will be awarded to T Cox & D Chmielewski of 24440 Painter Drive.

V. Manager's Report:

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

1. A **Motion** was made to accept the Management contract from West Coast Management for another two years with no increase in base cost. **The motion was seconded. The Board voted to approve unanimously.**

2. A **Motion** was made to accept the proposal from GPS pools for new filters. **The motion was seconded. The Board voted to approve unanimously.**

VI. Unfinished Business

A. Erosion Concerns –

1. West Coast will contact two other fence contractors to obtain a bid to replace the fencing at the pond at Twin Lakes and Tioga.
2. The Board will meet with Attila Palinkas to determine further work to be done at the pond at Twin Lakes and Tioga

B. Letter to Aiken Trust

John will continue to research and draft the letter then will work with Camille to complete.

C. Road Re-surfacing

West Coast will compose a letter to Pasco County asking for the roads to be resurfaced. The letter will be reviewed by the Board before being sent.

VII. New Business

A. Sidewalk Grinding

West Coast was told by Pasco County that residential sidewalks were not the responsibility of Pasco County. Sidewalk concerns will be addressed by the individual homeowner.

The next meeting was set for July 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 7:20 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management
Minutes approved: _____

Date: 7/9/12