

## Twin Lakes Subdivision HOA

### Meeting Minutes

**Date:** July 9, 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
3. Steve Fickett

##### C. Board Members absent

1. Diana Palinkas
2. Dean Goldsworthy

##### D. Guests

1. Camille Sanabria, West Coast

##### E. Homeowners –

1. Conrad Boudreau
2. Attila Palinkas
3. John & Carol Berti
4. Michelle Goetz

#### 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 June 11, 2012 minutes as presented. **The Board voted and the motion passed unanimously.**

#### III. Financial Report

John Pavka reported there is \$91,202.98 in the Paving Reserve and \$28,453.65 in the Unallocated – General Reserve in the event the association roads need repaving.

A **Motion** was made to accept the payment plan for TL137. Should the homeowner not fail to follow the payment plan, the Board will review the account and may go forward with lien foreclosure. **The motion was seconded. The Board voted to approve 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.**

John and Carol Berti addressed the Board with their concerns of young people fishing and swimming in the large pond between Twin Lakes Drive and Painter Drive. Their concerns are driven from the fact that a 6 foot alligator was removed from the pond just a week ago. The solution the Bertis suggested was “NO FISHING OR SWIMMING” signs to be placed at all ponds in the community.

A **Motion** was made to place “NO FISHING OR SWIMMING” signs at all ponds in the community. **The motion was seconded. The Board voted to approve unanimously.**

#### IV. Committee Reports

##### A. Architectural Review Committee:

Architectural request from 2347 Foggy to repaint was approved. Architectural request from 24142 Twin Ct. to repaint was approved

##### B. Landscaping:

1. Steve Fickett reported that they planted more deterrent plants to try to keep the deer away. No other planting will be done at this time as they observe the growth of what is planted at this time.

A **Motion** was made for Nemeth to purchase 12 bags of pine bark mulch to spread at the entrances to cover the irrigation piping.

**The motion was seconded. The Board voted to approve unanimously.**

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.

VI. **Unfinished Business**

A. **Erosion Concerns –**

1. A **motion** was made to accept the fence bid from Nemeth for the pond between Tioga Dr. and Twin Lakes Dr. with the addition of a 6 foot wide 6 foot tall gate. **The motion was seconded. The Board voted to approve unanimously.**

**Steve Fickett volunteered to chair a new committee called Storm Water Drainage Maintenance Committee. He will inspect the ponds and report to the Board at the next meeting.**

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 to follow up with representative from Pasco County regarding the road re-surfacing.

VII. **New Business**

**West Coast presented the Board with information regarding community gatherings.**

The next meeting was set for August 13, 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 7:45 p.m.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 8/13/12