

## Twin Lakes Subdivision HOA

### Meeting Minutes

**Date:** August 13, 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

##### C. Board Members absent

1. Diana Palinkas
2. Dean Goldsworthy

##### B. Board Members present:

1. Lori Jankowiak
2. Julie Acker
3. Steve Fickett

##### D. Guests

1. Camille Sanabria, West Coast

##### E. Homeowners

#### 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 July 9, 2012 minutes as presented. **The Board voted and the motion passed unanimously.**

#### III. Financial Report

John Pavka, Joe Saladino and Randy Cook will make an appointment with Commissioner Pat Mulieri to discuss potential road re-surfacing options.

A **Motion** was made to waive 25% of the amount owed on account TL139 in order to move forward with a short sale for this sale only. Should the sale be incomplete, the full amount will still be owed. **The motion was seconded. The Board voted to approve unanimously.**

A **Motion** was made to move forward with lien foreclosure for account TL036. **The motion was seconded. The Board voted to approve unanimously.**

#### IV. Committee Reports

##### A. Architectural Review Committee:

Architectural request from 24331 Painter to repaint was approved.

##### B. Landscaping:

1. Steve Fickett reported that they have been spraying deer retardant chemicals on new plants at the entrance. Some plants have died at the end of the entrance road and will be removed. Other plantings will replace the dead plants.

A **Motion** was made allow \$1000.00 more to the landscape committee for ongoing use.

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

##### C. Curb Appeal Award:

1. The August Curb Appeal has been awarded to Jeffrey & Traci Jurek of 24151 Cross Lane.

##### D. Storm Water Drainage Maintenance

1. Steve Fickett reported that there are 9 ponds, 2 are “wet” ponds and 7 are “dry” ponds. After discussion the Board agreed to allow Steve to prioritize the maintenance to be done on all ponds. At least three outfalls will be cleaned asap of debris to avoid street flooding.

2. A **Motion** was made to allow \$1000.00 as a start up budget for maintenance of pond erosion. **The motion was seconded. The Board voted to approve unanimously.**

#### V. Manager's Report: - enclosed

**VI. Unfinished Business**

- A. Letter to Aiken Trust –  
John and Camille will complete the response.**
- B. Road Re-surfacing – see above**
- C. Signs at ponds**

- 1. A Motion was made to accept the bid from Sign-a-rama to install 6 metal signs stating “No Swimming Beware of Alligators” for \$125.00 each. The motion was seconded. The Board voted to approve unanimously.**

**VII. New Business - Non at this time**

The next meeting was set for September 17 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 7:50 p.m.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 9/17/12