

## Twin Lakes Subdivision HOA

### Meeting Minutes

**Date:** September 17, 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

##### B. Board Members present:

1. Lori Jankowiak
2. Julie Acker
3. Steve Fickett
4. Dean Goldsworthy

##### D. Guests

1. Camille Sanabria, West Coast

##### E. Homeowners

1. Gloria Stanbro and daughter
2. Conrad Boudreau

#### 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 August 13, 2012 minutes as presented. **The Board voted and the motion passed unanimously.**

The agenda was set aside to allow Gloria Stanbro to voice her concerns regarding the floating tussocks in the lake behind her home. Steve Fickett and Joe Saladino addressed her concerns stating that only the county is permitted to chemically spray these islands and the only other thing to do is to physically remove the islands, a cost that the Association cannot support. It is up to individual homeowners to move any undesirable floating islands. Mrs. Stanbro and her daughter excused themselves from the meeting.

A **motion** was made to remove Diana Palinkas as a board member following the Bylaws of the community for more than three Board meeting absences. **The motion was seconded. The Board voted to approve unanimously.**

A **motion** was made to appoint Conrad Boudreau to the Board of Directors in place of Ms. Palinkas in order to fulfill her term until the Annual Meeting. **The motion was seconded. The Board voted to approve unanimously.**

#### III. Financial Report

John Pavka presented the proposed budget for 2013 and discussed changes in the line items “bad debt” and “water and sewer”. John suggested the Board agree to a 1% increase of the association dues equal to \$556.00 annually broken down to \$139.00 quarterly.

A **Motion** was made to accept the budget as presented with the 1% dues increase equal to \$556.00 annually broken down to \$139.00 quarterly and the line item changes; bad debt - \$2500.00 and Water and Sewer - \$5700.00. **The motion was seconded. The Board voted to approve unanimously.**

#### IV. Committee Reports

##### A. Architectural Review Committee:

Architectural requests from 24209 Painter to install new windows and fence were approved.

##### B. Landscaping:

1. Steve Fickett reported that they have not replaced any plants at this time and requested a copy of the current landcare contract.

C. Curb Appeal Award:

1. The October Curb Appeal will be awarded to Larry Wissinger of 2344 Foggy Ridge.

D. Storm Water Drainage Maintenance

1. Steve Fickett reported that he and Attila Palinkas have inspected the ponds for erosion but that now work can be completed at this time because of the rainy season.
2. Also, Steve has been continuously inspecting the drainage system at Balsam Court and reports that it is working well at this time.

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

VI. **Unfinished Business**

- A. **Road Re-surfacing – Discussion tabled until next regular Board of Directors meeting.**

VII. **New Business –**

A. **Erosion Control**

1. A **motion** was made for West Coast to obtain an erosion control engineer to inspect pond 2B located at the corner of Twin Lakes Dr and Tioga Dr. **The motion was seconded. The Board voted to approve unanimously.**

The next meeting will be the ANNUAL MEETING set for October 13 2012 at 10:00 AM at the Pool Cabana Common Area.

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

Meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 12/3/12