

Twin Lakes Subdivision HOA

Meeting Minutes

Date: December 3, 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. Julie Acker

D. Guests

1. Camille Sanabria, West Coast
2. Glen Simpson – GPS Pools
3. Jeremy Dileo – GPS Pools

B. Board Members present:

1. Lori Jankowiak
2. Conrad Boudeau
3. Steve Fickett
4. Dean Goldsworthy

E. Homeowners

None

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 September 17, 2012 minutes as presented. **The Board voted and the motion passed unanimously.**

The agenda was set aside to allow Glen Simpson and Jeremy Dileo of GPS Pools to address the Board regarding re-marciting the community pool. Mr. Simpson discussed the return lines that are causing the staining at the bottom of the pool. His expert opinion is that a few ounces of a metal remover to the water would help to prevent future staining. He stated there is also an “iron sock” that help with collecting the metal that causes the staining. Mr. Simpson presented a bid of \$14,349.00 which includes re-marciting, tile replacement, depth markers, nonskid tile along entryway, hot start curing process, bringing pool into balance after re-marcite with chemicals, repair shallow end light.

A **motion** was made to obtain two more bids for remarciting as stated above and to accept the GPS bid of \$14,349.00 with a plus or minus of 5%. **The motion was seconded. The Board voted to approve unanimously.**

III. Financial Report

John Pavka reported that the community is fiscally sound at this time.

A **Motion** was made to forward accounts #TL006, TL033, TL 078, TL083 and TL189 to the attorney for collection if no money is received by December 31, 2012. **The motion was seconded. The Board voted to approve unanimously.**

A **Motion** was made to remain with Mr. Mankin’s office for collection and lien processing. **The motion was seconded. The Board voted to approve unanimously.**

IV. Committee Reports

A. Architectural Review Committee:

An Architectural requests from 2317 Rothenfeld to install a new fence was approved.

B. Landscaping:

1. Steve Fickett reported that because of the weather, new plantings have been put on hold.

C. Curb Appeal Award:

1. No Curb Appeal Award for December

D. Storm Water Drainage Maintenance

1. Steve Fickett has a list of erosion concerns that need to be addressed before May of 2013. He will obtain bids for the work to present to the Board at the January 2013 meeting.

V. Manager's Report: - enclosed

The Board of Directors instructed West Coast Management to:

1. Obtain two more bids for re-marcing the pool.
2. Obtain the services of three construction companies to work with Mr. Fickett on erosion concerns.
3. Obtain one more bid for lawn maintenance

VI. Unfinished Business

- A. Road Re-surfacing – Discussion tabled until next regular Board of Directors meeting. John Pavka working with local commissioner regarding this.**

VII. New Business –

- A.** Review of landcare contract – one more bid will be obtained and reviewed at the January 2013 meeting.
- B.** Pool re-surfacing – see above information
- C.** Front entrance Holiday Decorating

A Motion was made to approve up to \$400.00 for new Holiday decorations. **The motion was seconded. The Board voted to approve unanimously.**

Kelly Cook and Lori Jankowiak will shop for the decorations.
Decorating will be December 19, 2012.

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

The next meeting will be Monday January 14, 2013 at 6:30 pm at the Ferman Dealer on SR54.
Meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 1/14/13