

Twin Lakes Subdivision HOA

Meeting Minutes

Date: January 14, 2013 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by President Joe Saladino at 6:31 PM

A. Officers present:

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

5. Julie Acker

B. Board Members present:

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

C. Guests

1. Camille Sanabria, West Coast
2. Marie Petresky – Natural Designs
3. Mike Volt – Vizzari Brothers
4. Tim Vizzari – Vizzari Brothers

D. Homeowners

1. Peggy Brown
2. Jim Harper

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 December 3, 2012 minutes as presented. **The Board voted and the motion passed unanimously.**

The agenda was set aside to allow Marie Petresky and Mike Volt to make presentations to the Board regarding their companies. Each person had 15 minutes each for their presentations.

III. Financial Report

A completed report is not available at this time as the year end has not been calculated. The financials are to be sent via postcard once again this year.

A **Motion** was made to accept a payment plan from TL006. **The motion** **was** **seconded.** **The Board voted to approve unanimously.**

IV. Committee Reports

A. Architectural Review Committee:

John requested volunteers to serve on the Architectural Committee. Kelly and Julie agreed to participate.

B. Landscaping:

1. Steve Fickett reported that because of the weather, new plantings have been put on hold. Eventually approximately 30 azalea plants will be planted.

C. Curb Appeal Award:

1. February 2013 awarded to 24354 Twin Lake Drive

D. Storm Water Drainage Maintenance

1. Steve will contact Andreyev Engineering to meet with Voytek Mroz to discuss the erosion concerns within the community.

V. Manager's Report: - enclosed

A **Motion** was made to have the hearing panel review the following accounts for non compliance; TL047, TL152, TL178. **The motion was seconded.** **The Board voted to approve unanimously.**

The Board of Directors instructed West Coast Management to:

1. Obtain one more bids for re-marcing the pool.

VI. Unfinished Business

A. Road Re-surfacing – On hold at this time

B. FGUA discussion

FGUA is not regulated by any entity at this time. The Board strongly recommends homeowners contact the State Representatives and Senators to demand regulation.

VII. New Business –

A. Review of landcare contract

A **Motion** was made and seconded to accept the bid presented by Vizzari Brothers. A **Motion** was made and seconded to **AMEND** the **Motion** to accept the bid presented by Vizzari Brothers if they would include fertilization of Oak trees and flowering trees. **The Board voted to approve unanimously.**

B. Pool re-surfacing – Another bid must be obtained.

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

The next meeting will be TUESDAY February 12, 2013 at 6:30 pm at the Ferman Dealer on SR54.

Meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Minutes approved: _____ Date: 2/19/13