

Twin Lakes Subdivision HOA

Meeting Minutes

Date: May 13, 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

3. Lori Jankowiak
4. Dean Goldsworthy

B. Board Members present:

1. Conrad Boudreau
2. Steve Fickett

C. Guests

1. Camille Sanabria, West Coast

D. 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 April 8, 2013 minutes as presented. **The Board voted and the motion passed unanimously.**

III. Financial Report

Treasurer John Pavka reported that the association is in good financial condition at this time.

IV. Committee Reports

A. Architectural Review Committee:

One home was approved for painting, fence installation and landscape installation – 2330 Tioga.

B. Landscaping:

1. Vizzari to plant Vibernum and accent flowering plants as well as mulch per landscape committee diagram. Landscape committee will be purchasing and directing the placement of decorative stones.

C. Curb Appeal Award:

1. Winner for May is 2239 Tioga; the winner for June is 24257 Twin Lakes.

D. Storm Water Drainage Maintenance (SWDM)

1. Steve will be meeting with Mr. Mroz at 1pm on Tuesday May 14, 2013 for the SWFWMD inspection.

A **Motion** was made to allow the SWDM committee up to \$1000.00 to repair the retention wall at pond 2B with a silt fence and move dirt from inside the pond to fill along the fence. **The motion was seconded. The Board voted to approve unanimously.**

V. Manager's Report: - enclosed Presented by Camille

A **Motion** was made to send the following homes to hearing panel for non compliance; 2305 Foggy, 24130 Painter, 2237 Tinder, 2238 Tinder. **The motion was seconded. The Board voted to approve unanimously.**

VI. Unfinished Business

- A. Road Re-surfacing – John continues to research the best timing to present the request for road re-surfacing to Pasco County.**

B. Alliance Association Financial Update – West Coast meets with Alliance Association Financial on May 15, 2013 at 1PM.

C. Pool Re-surface is complete at this time

D. Review of Tree Trimming bids

A **Motion** was made to accept the bid to trim the hardwoods from Arbor-tech for the amount of \$1501.00. **The motion was seconded. The Board voted to approve unanimously.**

A **Motion** was made to accept the bid to trim the palm trees from John Smith for the amount of \$300.00. **The motion was seconded. The Board voted to approve unanimously.**

E. Discussion of document amendments –

The Board is to review verbiage presented by West Coast, make notations to discuss at the next meeting.

F. Discussion of Spring Pool Party

The Spring Pool Party will be held June 8, 2013 from 11:00am to 2:00pm. All board members donated \$40.00 each toward the party; West Coast Management donated \$100.00. Steve and Joe will purchase the supplies.

VII. New Business – None at this time

The next meeting will be MONDAY June 10, 2013 at 6:30 pm at the Ferman Dealer on SR54.

Meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Approved 06/10/13