

Twin Lakes Subdivision HOA

Meeting Minutes

Date: June 10, 2013 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by President Joe Saladino at 6:37 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

C. Guests

1. Camille Sanabria, West Coast

B. Board Members present:

1. Conrad Boudreau
2. Steve Fickett

D. Homeowners

1. Karin Fickett

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 May 13, 2013 minutes as presented. **The Board voted and the motion passed unanimously.**

The Board recognized and thanked John Pavka for cleaning up cans along SR 54 close to the Twin Lakes Subdivision entrance.

III. Financial Report

Treasurer John Pavka reported that homeowners have received their coupon booklets from the new banking institution, Alliance Financial Association. John also pointed out that one of the main reasons for changing banks was to receive better interest rates.

John Pavka **motioned** to move forward with a law suit against FGUA for using ground water laced with Iron Oxide (rust) which stained the pool bottom causing the association to re-surface the pool at a cost of approximately \$14000.00. **No second was given. The motion did not move forward.**

IV. Committee Reports

A. Architectural Review Committee: No Report at this time

B. Landscaping:

1. The Board recognized and thanked Karin Fickett for her work on the Landscape Committee.
2. Karin will work with West Coast Management to balance the monies used for landscaping.
3. Karin will prepare a landscape rendering of the entrance along Foggy Ridge and the entrance to the pool to present to the board for review.
4. Karin will prepare a landscape rendering of the vegetation to be planted along the South side of the pool to be given to Vizzari Brothers to install.

C. Curb Appeal Award:

1. Winner for July is 24209 Painter, James and Katherine Clark

D. Storm Water Drainage Maintenance (SWDM)

1. Atilla Palinkas will repair the erosion concern at pond 2B by removing the fence and placing two silt screens down and using the dirt in the area rebuilding the weir and add sod.

A **motion** was made to maintain the Balsam Court drainage for the same cost in 2012. **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 – No report at this time

B. Alliance Association Financial Update – West Coast to obtain interest rate with Alliance

C. Document Amendment

After discussion regarding approval of renters, the board decided to not pursue changing the documents at this time.

VII. New Business – None at this time

The next meeting will be MONDAY July 8, 2013 at 6:30 pm at the Ferman Dealer on SR54.

Meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Camille Sanabria, LCAM
West Coast Management

Approved: July 8, 2013