

Twin Lakes Subdivision HOA

Meeting Minutes

Date: August 12, 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

B. Board Members present:

1. Conrad Boudreau
2. Steve Fickett
3. Dean Goldsworthy

C. Board Members absent:

1. Lori Jankowia

D. Guests

1. Camille Sanabria, West Coast
2. Michael Lanigan, Brittlan Contractors

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 July 8, 2013 minutes as amended. **The Board voted and the motion passed unanimously.**

The agenda was put aside to review the plans for a home to be constructed at 24241 Twin Lakes Drive. The living space will be 1581 square feet, single story, two car garage with three bedrooms and two baths.

A **motion** was made to accept the plans as presented for the construction of a new home at 24241 Twin Lakes Drive by Brittlan Contractors. **The motion was seconded. The Board voted to approve unanimously.**

III. Financial Report

Treasurer John Pavka reported that as of July 17, 2013 a complete conversion from Bay Cities Ban to Alliance Financial.

John discussed two checks that were sent post dated to West Coast Management.

A **motion** was made to contact the association attorney to discover the legalities of post dated checks. **The motion was seconded. The Board voted to approve unanimously.**

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

V. Committee Reports

A. Architectural Review Committee:

A **motion** was made to accept the Architectural plans submitted for painting at 2133 Foggy Ridge Pkwy. **The motion was seconded. The Board voted to approve unanimously.**

B. Landscaping:

Landscape committee still has a remainder balance of \$128.00.

C. Curb Appeal Award:

1. The nominated Winner for September is 24135 Twin Court; Camille will contact to see if they accept.

D. Storm Water Drainage Maintenance (SWDM)

Pond 2B still has some erosion concerns, Steve has done specific work repairing some of the issues, adding 6 bags of cement, filling in dirt and repairing the drainage system that installed poorly.

A **motion** was made to obtain bids to remove the excessive vegetation in the North East corner of pond 1A. **The motion was seconded. The Board voted to approve unanimously.**

A **motion** was made to spend up to \$500.00 for the clean up of the excessive vegetation of pond 1A. **The motion was seconded. The Board voted to approve unanimously.**

Joe will contact Gulf Coast to make sure they have the code to enter the gate for pond 2B.

VI. Unfinished Business

No new business at this time.

VII. New Business

A **motion** was made to accept the bid from Atilla Palinkas to remove two dead trees, one at Chobee and one at painter for \$240.00. **The motion was seconded. The Board voted to approve unanimously.**

A **motion** was made to schedule the annual Community Yard Sale for October 19, 2013. **The motion was seconded. The Board voted to approve unanimously.**

A **motion** was made to allow up to \$250.00 to President Joe Saladino for emergency repairs and maintenance. **The motion was seconded. The Board voted to approve unanimously.**

The next meeting will be MONDAY September 9, 2013 at 6:30 pm at the Ferman Dealer on SR54.

Meeting was adjourned at 7:30 p.m.

Respectfully submitted, Camille Sanabria, LCAM West Coast Management

Approved 9/9/13