

Twin Lakes Subdivision HOA

Meeting Minutes

Date: September 9, 2013 **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

B. Board Members present:

1. Conrad Boudreau
3. Dean Goldsworthy

C. Board Members absent:

1. Lori Jankowiak
2. Steve Fickett

D. Guests

1. Camille Sanabria, West Coast

E. Homeowners

None

II. Proof of Notice of Meeting: The meeting notice was posted at the pool cabana and lighted entry way bulletin boards

Minutes: It was **motioned** and **seconded** to waive the reading and accept the August 12, 2013 minutes as amended. **The Board voted and the motion passed unanimously.**

III. Financial Report

Camille presented the assessment report and answered questions from the board. No actions were taken at this time.

John discussed the budget for 2014 and made suggestions for changes.

A **motion** was made to increase the dues to \$141.00 per quarter due to the increased water utility costs. **The motion was seconded.** **The Board voted to approve unanimously.**

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

A **Motion** was made to accept Vizzari's proposal to clean up the North corner of pond 1A for the amount of \$1500.00. **The motion was seconded.** **The Board voted to approve unanimously.** Camille will contact Mike Vizzari to schedule a meeting with Joe.

The Annual yard sale is scheduled for October 19, 2013. Joe will have the banners re-made, the board instructed Camille to advertise in The Laker and Tampa Tribune Pasco addition.

V. Committee Reports

A. Architectural Review Committee:

One Arch request was approved for 24323 Painter to repaint the home.

B. Landscaping: No report at this time.

C. Curb Appeal Award:

1. The nominated Winner for September is 2253 Tioga; Camille will contact to see if they accept.

D. Storm Water Drainage Maintenance (SWDM) No report at this time.

VI. Unfinished Business

VII. New Business

A **motion** was made to accept the proposal from Vizzari for pest control in the pool area and along the entrances for \$75.00 per month. **The motion was seconded.** **The Board voted to approve unanimously.**

A **motion** was made to not obtain fidelity insurance at this time. **The motion was seconded.** **The Board voted to approve unanimously.**

The next meeting will be The Annual Meeting Saturday October 12, 2013 at 10:00 am at the Common Area Pool Cabana.

Meeting was adjourned at 7:25 p.m.

Respectfully submitted, Camille Sanabria, LCAM West Coast Management

Approved 12/9/13