

Twin Lakes Subdivision HOA

Meeting Minutes

Date: December 9, 2013 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by President Joe Saladino at 6:43 PM

A. Board Members present:

- | | |
|-----------------------------|--------------------------------|
| 1. President – Joe Saladino | 2. Vice President – Randy Cook |
| 2. Lori Jankowiak | 3. Secretary – Kelly Cook |
| 3. Conrad Boudreau | |
| 4. Steve Fickett | |

B. Board Members absent:

1. Treasurer – John Pavka

C. Guests

1. Camille Sanabria, West Coast

D. Homeowners

1. Dean Goldsworthy

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 September 9, 2013 minutes as amended. **The Board voted and the motion passed unanimously.**

A **Motion** was made to have seven members on the Board of Directors for 2013/2014. **The motion was seconded. The Board voted to approve unanimously.**

A **Motion** was made to accept the following slate of officers;

President: Joe Saladino

Vice President: Randy Cook

Treasurer: John Pavka

Secretary: Kelly Cook

The motion was seconded. The Board voted to approve unanimously.

III. Financial Report

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

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

The board approved the use of the pool house area for a wedding reception.

Insurance will be reviewed at the January meeting.

Board invited to certification course on January 30, 2013 at West Coast

V. Committee Reports

A. Architectural Review Committee:

A **motion** was made to accept the architectural request from 2154 Foggy Ridge Road.

The motion was seconded. The Board voted to approve unanimously.

B. Landscaping: Landscape funds will be needed in January to begin plantings for the spring. Mulching will be added after landscape beds are cut out. It was suggested to place bushes by each column of the two entrance signs.

C. Curb Appeal Award:

1. The nominated Winner for January is 2203 Tioga; Camille will contact to see if they accept.

D. Storm Water Drainage Maintenance (SWDM): Storm water drainage systems are in good condition at this time. Maintenance work for 2014 should begin before the rainy season. The first pond to be maintained will be pond 2F which will need to have earth up to approximately 2 feet removed and placed on the berms. Steve will obtain a bid for the January meeting.

VI. Unfinished Business

Irrigation: Need clarification from John, does a new meter need to be installed? To be discussed at the January meeting.

VII. New Business

A **motion** was made to donate a gift to the manager of the Ferman Dealer for use of the facility not to exceed \$60.00. **The motion was seconded. The Board voted to approve unanimously.**

Entrance lights breakers need to be re-set when the irrigation turns on. The Board directed West Coast to contact A&H Electric to contact Steve to discuss this issue.

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 held Monday January 13, 2014 at 6:30 PM at the Ferman Dealership on SR 54.

Meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Camille Sanabria, LCAM West Coast Management

Approved at 12/13/14 board meeting.