

**Twin Lakes Subdivision HOA
Meeting Minutes**

Date: February 4, 2014 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by President Joe Saladino at 6:32 PM

A. Board Members present:

1. President – Joe Saladino
2. Vice President – Randy Cook
3. Treasurer – John Pavka
4. Secretary – Kelly Cook
5. Conrad Boudreau
6. Steve Fickett

B. Board Members absent:

1. Lori Jankowiak

C. Guests

1. Camille Sanabria, West Coast

D. Homeowners

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 January 11, 2014 minutes as amended. **The Board voted and the motion passed unanimously.**

III. Financial Report

John Pavka discussed Pasco County installation of sidewalks along the West side of the Foggy Ridge entrance. He stated that "County Project Manager Larry Harris, PE Pasco did state" trees are not supposed to be in the right of way" implying that they could remove them all if they found necessary. However, it is my opinion, based on a fast inspection of the site that we should be able to convince the contractor NOT to cut down any of our Oaks. It is a straight line down the West side of the 22 foot right of way on the West side of Foggy Ridge Pkwy with sufficient clearance for the sidewalk. Only the "volunteer" oaks might be in jeopardy i.e. those closest to the boundary. It will take close watching to make sure they are not chain sawed."

John will keep in contact with the County and the contractor for the project.

John Pavka will research the option of acquiring land on either side of Foggy Ridge Parkway.

John Pavka reported that at this time there is \$150,000.00 in reserves for re-paving of the roads. John will arrange a meeting with the County Commissioner to discuss options.

John also reported that the financial institute change to Alliance Bank has already been profitable to the association with an increase in interest received.

A **motion** was made to move forward with attorney collections on the following accounts; TL120 and TL181. **The motion was seconded. The Board voted to approve unanimously.**

Lien Foreclosures will be discussed at length at the next scheduled meeting.

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

A **motion** was made to forward the following homes to the Hearing Panel for review of non-compliance issues; TL037, TL078 and TL112. **The motion was seconded. The Board voted to approve unanimously.**

The board reviewed a possible request from a homeowner regarding a shed. The response will be from within the deed restrictions O.R. 1751 PG 0646 Article II Section 3. Trailers and Detached Structures.

V. Committee Reports

A. Architectural Review Committee: One Arch request was received and approved for a fence installation at 2411 Chobee.

B. Landscaping:

Karin Fickett is working on deciding where mulch needs to be installed. All other plant installations are on hold due to in climate weather.

C. Curb Appeal Award:

1. The nominated Winner for February is 2203 Tioga. March nominated Winner is 24325 Painter. West Coast will contact March nominated winner to confirm acceptance.

D. Storm Water Drainage Maintenance (SWDM):

1. Erosion at culvert by 2147 Foggy Ridge Pkwy; West Coast contacted Pasco County via the County website and Steve Fickett followed up calling specific contact Steve Groover at the County. The culverts and drains will be inspected and repaired or cleaned as necessary.
2. Storm water maintenance at pond 2F; one bid has been received for this work from Nemeth for \$3900 to excavate 2 to 3 feet and \$5900 to move earth. –West Coast contacted Jeff Beckel and Mike Vizzari to meet with Steve to obtain two more bids. Neither person contacted Steve; Steve was given their contact information. West Coast will also follow up.

VI. Unfinished Business

- A. Board of Directors Training:** Six of the seven members of the Board of Directors attended the Board training conducted by Robert Tankel at West Coast Management on January 30, 2014
- B. Well Installation:** The Board directed West Coast to contact three well installation companies to meet with Joe Saladino on site to inspect the area for possible well drilling sites.

VII. New Business

- A. Aiken Trust Letter:** John Pavka will draft a response letter.

The next meeting will be held TUESDAY March 4, 2014 at 6:30 PM at the Ferman Dealership on SR 54.

Meeting was adjourned at 7:39 p.m.

Respectfully submitted,
Camille Sanabria, LCAM West Coast Management

Approved: March 4, 2014