

**Twin Lakes Subdivision HOA
Meeting Minutes**

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

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

A. Board Members present:

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

B. Board Members absent:

1. Lori Jankowiak
2. Conrad Boudreau

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 February 4, 2014 minutes as amended. **The Board voted and the motion passed unanimously.**

III. Financial Report

John Pavka stated that the association is in good financial condition at this time and brought to the attention of West Coast Management three inconsistencies with regards to the assessment reports. This will be researched.

John Pavka and Joe Saladino will be meeting with Larry Harris regarding the Pasco County installation of sidewalks along the West side of the Foggy Ridge entrance to insure the best placement of the sidewalks for Twin Lakes Subdivision.

Camille presented the aged owner and bookkeeper report regarding assessment collection.

A **motion** was made to move forward with Lien Foreclosure action on account TL036. **The motion was seconded. The Board voted to approve unanimously.**

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

Hearing Panel report- the following homes will be notified of fining for non-compliance of violations in the community; TL037, TL078 and TL112

Annual Financials – The board instructed West Coast to mail a postcard to each homeowner describing how they can find the financial report as well as a reminder that quarterly assessments will be due April 1, 2014

V. Committee Reports

A. Architectural Review Committee: Two Arch request were received and approved for painting at 2334 Tioga and removal of a tree at 24136 Painter.

B. Landscaping:

Karin Fickett planted Society Garlic at the West side of the rocks on Foggy Ridge. She also has a call into Vizzari regarding mulching. The decision was made to allow the grass to grow up around the tree roots along Foggy so that future mulching would not be needed.

C. Curb Appeal Award:

1. The nominated Winner for March is 24535 Twin Lakes. April nominated Winner is 24235 Painter. West Coast will contact April nominated winner to confirm acceptance.

D. Storm Water Drainage Maintenance (SWDM):

1. Erosion at culvert by 2147 Foggy Ridge Pkwy; Waiting for Steve Groover at Pasco county to get through the process to begin clean up.
2. Storm water maintenance at pond 2F; Steve is in contact with Jeff Beckel to obtain another bid for maintenance at pond 2F.

VI. Unfinished Business

A. Road Re-paving: John Pavka and Joe Saladino to schedule a meeting with Commissioner Mulieri.

- B. Well Installation:** This is tabled until John Pavka can do more research on this project.
- C. Aiken Trust:** John Pavka to draft a response letter.

VII. New Business

The next meeting will be held TUESDAY APRIL 15, 2014 at 6:30 PM at the Ferman Dealership on SR 54.

Meeting was adjourned at 7:25 p.m.

Respectfully submitted,
Camille Sanabria, LCAM West Coast Management

Approved 4/15/14