

**Twin Lakes Subdivision HOA
Meeting Minutes**

Date: April 15, 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
7. Lori Jankowiak

B. Board Members absent:

C. Guests

1. Camille Sanabria, West Coast

D. Homeowners

1. Lauren Hinds 24054 Painter
2. Steven Hoschak 2334 Tioga
3. Robert & Eileen Garcia 2154 Foggy

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

III. Financial Report

John Pavka discussed his research regarding the elevated highway. He will be creating an article for the website with the facts included.

The Board and homeowners discussed the new sidewalk installation.

A motion was made to send a letter via the association attorney John Pavka will email verbiage to West Coast who will then submit this information to the attorney and instruct the attorney to compose a letter regarding the sidewalk installation. Larry Harris, P.E., Pasco County Engineering Services, Sidewalk Construction Projects Manager, has stated to TLHOA Board members that once the roadway utility easement is defined the sidewalk may be built. He will not remove the mature oaks. If the sidewalk easement is not approved the TLHOA can "cancel" the sidewalk project.

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

A **motion** was made to move forward with Lien Foreclosure action on account TL047. **The motion was seconded. The Board voted to approve unanimously.**

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

A **Motion** was made to move future meeting to the 2nd Tuesday of the month. **The motion was seconded. The Board voted to approve unanimously.**

V. Committee Reports

A. Architectural Review Committee: No report at this time

B. Landscaping:

No report at this time, Steve is working with the County regarding the sidewalk installation.

C. Curb Appeal Award:

1. The nominated Winner for May is 2411 Chobee. West Coast will contact 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 and attempt to obtain a letter stating the owner of the roads within the community.

- 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

- A.** There was a short discussion regarding speed violators in the community. Remedies will be discussed in future meetings

The next meeting will be held TUESDAY May 13, 2014 at 6:30 PM at the Ferman Dealership on SR 54.

Meeting was adjourned at 7:32 p.m.

Respectfully submitted,
Camille Sanabria, LCAM West Coast Management

Approved: 5/13/14