

**Twin Lakes Subdivision HOA
Meeting Minutes**

Date: May 13, 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. Lori Jankowiak

B. Board Members absent:

1. Steve Fickett

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 April 15, 2014 minutes as amended. **The Board voted and the motion passed unanimously.**

III. Financial Report

John Pavka discussed his research regarding the elevated highway and encouraged everyone to vigilant as to what the government proposes.

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

A **motion** was made to move forward with Lien Foreclosure action on account TL010. **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:

1. 2154 Foggy Ridge was approved to install a vinyl fence.
2. 2330 Tioga Drive was approved to install a vinyl fence.

B. Landscaping:

No report at this time from Steve. Joe reported that the new sidewalk will be placed on the East side of Foggy Ridge Parkway and will wind around most of the existing landscaping. No large trees will be removed and the monument will not be removed either.

C. Curb Appeal Award:

1. The nominated Winner for June is 24241 Painter. West Coast will contact winner to confirm acceptance.

D. Storm Water Drainage Maintenance (SWDM):

1. Erosion at culvert by 2147 Foggy Ridge Pkwy; no report
2. Storm water maintenance at pond 2F; no report

VI. Unfinished Business

A. Road Re-paving: John Pavka is waiting to hear back from 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

A **motion** was made to accept the raise in price from GPS pools as they have not raised their rates since 2006. **The motion was seconded. The Board voted to approve unanimously.**

There was discussion regarding unleashed dogs and barking dogs in the community. Letters of violation will be sent to the offending homes.

The next meeting will be held TUESDAY June 10, 2014 at 6:30 PM at the Ferman Dealership on SR 54.

Meeting was adjourned at 7:05 p.m.

Respectfully submitted,
Camille Sanabria, LCAM West Coast Management

Approved 7/8/14