

**Twin Lakes Subdivision HOA
Meeting Minutes**

Date: July 8, 2014 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by Treasurer John Pavka at 6:39 PM

A. Board Members present:

1. Vice President – Randy Cook
2. Treasurer – John Pavka
3. Secretary – Kelly Cook
4. Conrad Boudreau
5. Lori Jankowiak

B. Board Members absent:

1. Steve Fickett
2. Joe Saladino

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 June 8, 2014 minutes as amended. **The Board voted and the motion passed unanimously.**

III. Financial Report

John Pavka discussed stated that the financials are in the best shape ever. He asked West Coast to do some specific research in regards to invoices from vendors. John also discussed the need to begin looking at the 2015 budget. He will review the first six months of the year and submit his recommendations to the board at the August meeting for discussion.

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

A **motion** was made to move forward with collection action on account TL112. **The motion was seconded. The Board voted to approve unanimously.**

In August the board will review the activity on account TL120.

IV. Manager's Report: - enclosed Presented by Camille Sanabria
No specific actions were discussed.

V. Committee Reports

A. Architectural Review Committee:

1. 2351 Tioga was approved to install a fence and gate.
2. 2313 Foggy was approved to install a 4 ft picket fence in rear of property
3. 2238 Tinder was approved to install a 4 ft vinyl fence.
4. 24437 Painter was approved to apply driveway pavers and replace shingles on roof
5. 24114 Painter was approved to place a shed in the back yard with the condition that the shed cannot be seen from the street.
6. 2154 Foggy was approved to install a vinyl fence.

B. Landscaping:

No report at this time from Steve.

C. Curb Appeal Award:

1. The nominated Winner for July is 24205 Painter Dr.
2. The nominated Winner for August is 24410 Twin Lakes Dr. 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. Playground area restoration: Conrad Boudreau will research what restoration is necessary and will report back to the board at the August meeting.

B.

A Motion was made to have Vizzari clean up the Miami curbing at 24131 Cross Lane because of the drainage issues the grass clippings and dirt are causing. **The motion was seconded. The Board voted to approve unanimously.**

There was discussion regarding a report of a leashed dog lunging at a young family. There is nothing the board can do at this time.

The next meeting will be held TUESDAY August 12, 2014 at 6:30 PM at the Ferman Dealership on SR 54.

Meeting was adjourned at 7:23 p.m.

Respectfully submitted,
Camille Sanabria, LCAM West Coast Management

Approved 8/13/14