

**Twin Lakes Subdivision HOA
Meeting Minutes**

Date: August 12, 2014 **Time:** 6:30 p.m. **Location:** Ferman Dealership on Hwy 54

I. Call to order: by Vice President at 6:36 PM

A. Board Members present:

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

B. Board Members absent:

1. Conrad Boudreau
2. Joe Saladino

C. Guests

1. Camille Sanabria, West Coast

D. Homeowners

1. Gloria Stanbro

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

Randy Cook set aside the agenda to address the concerns of the homeowner who was present. The state of the lake and retention ponds was discussed. The concern expressed by the homeowner was the rapid growth of the lily pads directly behind her property. A concern was also expressed by Steve Fickett regarding the explosive overgrowth of algae.

Steve will follow up with Ryan from Gulf Coast in regards to the expectations of the HOA.

Camille will confirm that Ryan will attend the next regular meeting to discuss the contract and answer questions from the board.

Camille will contact the HOA attorney to clarify if the HOA is responsible for the maintenance of the lake and is so, how much of the lake is the responsibility of the HOA.

III. Financial Report

John Pavka discussed the 2015 budget in short.

A **Motion** was made to have the proposed 2015 budget reflect an increase of quarterly dues to \$142.00 per quarter. **The motion was seconded. The Board voted to approve unanimously.**

Camille presented the aged owner and bookkeeper report regarding assessment collection. No action at this time.

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

A **Motion** was made to retrofit the pool drain/grates by GPS pools. **The motion was seconded. The Board voted to approve unanimously.**

A Motion was made to install new filter grids in the pool area by GPS pools. **The motion was seconded. The Board voted to approve unanimously.**

The Board directed Camille to obtain specific information from Pasco County regarding the maintenance of sidewalks in the community, to be placed on the website.

V. Committee Reports

A. Architectural Review Committee:

A **Motion** was made to allow basic maintenance on the home as long as the work does not change the look of the property without an Architectural Request. i.e. pavers on an established path, roof, painting the same color, installing windows or doors in the same space, replacing a fence with the same material. **The motion was seconded. The Board voted to approve unanimously.**

B. Landscaping:

Steve and Karin have removed the tall grass around the rocks and completed approved plantings. Mulching is the next priority. Steve will discuss drip irrigation with Aqua Pro.

C. Curb Appeal Award:

1. The nominated Winner for September is 24329 Painter Dr. West Coast will contact winner to confirm acceptance.

D. Storm Water Drainage Maintenance (SWDM):

1. Erosion at culvert by 2147 Foggy Ridge Pkwy; Work has begun, Steve and Joe will monitor the process
2. Storm water maintenance at pond 2F; Steve is still working on a resolution.

A **Motion** was made to install a gate on the North side of the pond located behind Foggy, Cross and Tioga and make necessary repairs to the fence. The cost not to exceed \$600.00. **The motion was seconded. The Board voted to approve unanimously.**

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:

A motion was made to have Vizzari Brothers mulch the playground area and trim the palm trees in the pool area and haul away debris. **The motion was seconded. The Board voted to approve unanimously.**

Other estimates received regarding maintenance in the pool area will be tabled until the next meeting.

The next meeting will be held TUESDAY September 9, 2014 at 6:30 PM at the Ferman Dealership on SR 54.

Meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Camille Sanabria, LCAM West Coast Management

Approved 9/9/14