

**Twin Lakes Subdivision HOA
Meeting Minutes**

Date: September 9, 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

B. Board Members absent:

1. Conrad Boudreau
2. Lori Jankowiak
3. Steve Fickett

C. Guests

1. Camille Sanabria, West Coast
2. Ryan Sullivan, Gulf Coast Lakes

D. Homeowners

1. David Meyer

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 August 12, 2014 minutes as amended. **The Board voted and the motion passed unanimously.**

Ryan Sullivan presented a slide show describing the condition of the main lake and three retention ponds in the community. It was made clear to those attending there is NOT an algae bloom at this time; the concern is a Coontail bloom. Gulf Coast will aggressively chemically treat this outbreak at this time and the Coontail should be under control in 60 to 90 days. Other options for treatment were discussed but found to be costly.

Homeowners and landscapers should be educated to not fertilize within 15 feet of the lake and not to fertilize on a rainy day as well as avoiding grass clippings and other discarded yard debris being placed in or near the lake and retention ponds.

A discussion was held regarding aeration for the retention ponds. Gulf Coast will get estimates for the board to review.

III. Financial Report

John Pavka discussed the Proposed 2015 budget.

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

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

A **Motion** was made remove a diseased tree in the common area that posed a threat to nearby structures for \$2000.00 . **The motion was seconded. The Board voted to approve unanimously.**

V. Committee Reports

A. Architectural Review Committee: No report

B. Landscaping: No report

C. Curb Appeal Award:

1. The nominated Winner for September is 24420 Painter Dr. West Coast will contact winner to confirm acceptance.

D. Storm Water Drainage Maintenance (SWDM): No report

1. Storm water maintenance at pond 2F; Steve is still working on a resolution.

VI. Unfinished Business

- A. Road Re-paving:** John Pavka is waiting to hear back from Commissioner Mulieri - tabled
- B. Well Installation:** This is tabled until John Pavka can do more research on this project.-tabled
- C. Aiken Trust:** John Pavka to draft a response letter. – tabled
- D. Playground area restoration:** West Coast to contact Vizzari Brothers regarding mulching, removal of vegetation from the fence and completion of palm tree trimming.

VII. New Business

The next meeting will be the ANNUAL MEETING held SATURDAY OCTOBER 18, 2014 at 10:00AM at the Community Pool Area.

Vizzari, GPS and Gulf Coast will be invited to attend

Meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Camille Sanabria, LCAM West Coast Management