

TWIN LAKES SUBDIVISION HOA

MEETING MINUTES

DATE: MARCH 11, 2015 TIME: 6:30 P.M. LOCATION: FERMAN DEALERSHIP HIGHWAY 54

Call to order: The meeting was called to order by Randy Cook at 6:35 p.m. Board Members Present: Randy Cook, David Meyer, Jim Clark, Steve Fickett, John Pavka, and Kelly Cook
Guest: Charlie Jester, Westcoast Management and Kathy Clark

Guest Speaker: David Brown, Project Manager of Pavement Assessment, Pasco County. Mr. Brown gave an overview of the steps the Association needs to take if they want to get their roads re-surfaced.

Motion made by Jim Clark, seconded by Steve Fickett for the association to file a petition with the county for paving the roads. This will put Twin Lakes on the waiting list to initiate the process at a later date - expected to take at least 2 years

Note: There will be a forth coming report from the Paving Committee

Approval of Unapproved Minutes: -- Approval of Unapproved Minutes: Read through the minutes from February 10th, 2015 - motion made to accept them as presented after changes outlined by board are corrected. The motion was seconded and passed.

Election of Officers: Motion made to elect Randy Cook President; motion was seconded and passed unanimously. Motion made to elect David Meyer as Vice-President; motion was seconded and passed unanimously.

Randy Cook presented letter from Conrad Boudreau resigning from the board.

Motion made by Randy Cook, seconded by John Pavka to elect Kathy Clark as new board member, motion carried.

Reports:

- A. Financial Report: Given by Treasure John Pavka
- B. Management Report: Given, see attached

Motion made by Randy Cook, seconded by John Pavka to accept a 12 month payment plan of \$297 per month in addition to the quarterly assessments as they come due from the homeowner, address 24429 Painter Dr. Motion carried.

Motion made by Randy Cook, seconded by Jim Clark to not send out any late notices to owners who owe \$5.00 or less. Motion carried.

Committee Reports:

- A. Arch Review, given by John Pavka
- B. Landscape, given by Steve Fickett
- C. Storm Water Drainage, given by Steve Fickett

Unfinished Business: Motion made by David Meyer, seconded by Kathy Clark to obtain 3 bids for any expenditure over \$500 when a board member is bringing a new matter of business before the board. Also, vendors will provide a breakdown of costs in their bid as well as a diagram for larger-scale projects. Motion carried.

New Business: None

Adjournment: Final meeting at the Farman Dealership location. Motion made by Steve Fickett, seconded by John Pavka to adjourn at 8:02 p.m. Motion carried