

TWIN LAKES SUBDIVISION HOA

MEETING MINUTES

DATE: APRIL 14, 2015 TIME: 6:30 P.M. 24209 PAINTER DRIVE

Call to order: The meeting was called to order by President Randy Cook at 6:38 p.m. Board Members Present: Randy Cook, David Meyer, Jim Clark, John Pavka, Kelly Cook and Kathy Clark Guest: Charlie Jester, Westcoast Management and Joe Saladino, 2207 Foggy

Approval of Unapproved Minutes: Read through the minutes of March 11, 2015. Motion was made to accept them as presented after putting in a note that read; a report was forth coming from the paving committee. Discussion about changes on needing 3 bids for any work over \$500....it should be around \$4,000.00 for 3 bids. Board members maybe would help with the bids....

Reports:

- Financial Report: Given by Treasure John Pavka
We have \$185,000 right now for the paving and by the end of the year we could have over \$250,000.
- Management Report: Given, see attached

Motion made by Kelly Cook, seconded by David Meyer to send in Swinton and Sons to pick up and haul off trash, Vizzari Brothers to cut and edge the grass, rake leaves, trim trees, etc and Gladiator Pressure Washing to pressure wash house, driveway and sidewalk at the house location 24130 Painter Drive, if the price did not exceed \$1, 500. Motion unanimously passed.

Motion by David Meyer and seconded by Randy Cook to continue with the trimming of the entrance tree line with the moss removal also. Motion unanimously passed

24131 Cross Lane....need edge the curb and clean up to help the drainage. Chalie will get a price to complete this work.

Motion made by David Meyer, seconded by Randy Cook for Property Manager to contact County Code enforcement to get the height that trees have to be trimmed too. Also to see if the county is in charge of cutting the trees along the streets in the subdivision or is it up to the home owners. Will the county write citations for any home owner violations? Motion unanimously passed.

- 1. Notes on getting trees trimmed: The trees have to be trimmed for a 15 Ft. clearance. If the roads are county owned then the county will come out and**

trim the trees. The county does not write citations. All a homeowner has to do is call the customer service Dept, phone No. 727-847-2411 and they will take your information to pass on to the Road and Bridge Dept. to create a work order to trim your trees.

Committee Reports:

- Arch Review: Given by John Pavka, Review for new roof and one for a new screen front entry
- Curb Appeal: Will be given to Joe Saladino for the month of May

New Business:

Entrance Signs: David Meyer gave a report on cost of cleaning and painting the entrance signs. Also David presented new color schemes for the board to consider. There was a motion made by Kelly Cook seconded by Jim Clark to continue to study the new colors and to get updated pricing. Motion passed unanimously.

Pool Security: Jim Clark presented different ideas and pricing for a new security system at the Pool...Board decided to table this at this time.

John Pavka read the e-mail complaint from resident concerning pool security.

Randy Cook gave an update on the cost to re-keying the pool lock and cost of new pool keys. Cost to re-key would be \$250 and cost of keys would be \$7 per key.

Randy Cook also will contact SnowTech to come out and work on the security camera.

Adjournment: Motion made by David Meyer, seconded by John Pavka to adjourn at 8:50 P.M. Motion Carried.