

TWIN LAKES SUBDIVISION HOA

MEETING MINUTES

DATE: MAY 13, 2015 TIME: 6:30 P.M. LOCATION: 24209 PAINTER DRIVE

Call to Order: The meeting was called to order by Randy Cook at 6:35 p.m. Board Members Present: Randy Cook, Kelly Cook, David Meyer, Jim Clark, Kathy Clark, and John Pavka. Guest: Charlie Jester, Westcoast Management Guests included Debbie Storts and Bob Declare (spelling may not be right, we should include the sign in sheet with the minutes).

Bob had requested the drainage ditches be cleaned in Balsom Ct. This was not done so he completed it himself. The trash was left by the street and needed to be removed. (This was done a week later) The board will look at getting this cleaned on a routine basis.

Debbie had received a violation letter by mistake. We assured her we would be more careful in the future.

Approval of Unapproved Minutes: Randy Cook made a motion to approve the April 14, 2015 minutes, motion seconded by Kelly Cook, motion passed.

It was noted that we did not receive a list of violations for April.

Reports:

- Financial Report: Given by Treasure John Pavka
- Management Report: Given, see Attached

Curb Appeal: For the month of June, 24420 Painter Dr.

Unfinished Business:

- John Pavka made motion to pay Juan Sanchez Tree Service \$1,000 to trim 16 Oak Trees lining entrance and to clean out moss. Motion was seconded by Randy Cook, motion passed.
- Motion made by David Meyer, seconded by Kelly Cook to get a sign made for Pool Area that Reads: NO TRASSPASSING – RESIDENTS ONLY., motion passed.
- Motion made and seconded to give the President of the Board authority to spend up to \$800 without board approval. Motion passed. Kelly Cook Objected
- Additional spraying and cleanup will continue behind 24140 Cross Lane. Steve will return on the 20th to assist in the supervision.

- Gladiator will clean the entry sign for \$75 per the quote given to David Meyer. Approved
- Gladiator will pressure wash the pool area.
- Kelly questioned the brick in front of the gate to the playground area as it posed a tripping hazard. Board will investigate.
- The lock on the gate to the playground is inoperable. You simply lift the gate and enter. Charlie will check on the requirement to have a lockable gate between the pool and playground.
- Problem house at 24130 Painter has had the yard cleaned and the debris removed. Some concern about the fish pond in the front of the house. Not sure if this got resolved.
- House at 2344 Asaph Ct needs the grass cut. Charlie will have this done and bill the owner. It was cautioned to make sure it was a fair and reasonable price.

New Business

- Jim Clark made motion, David Meyer seconded to Have Omega Tree & Nursery cut down dead Oak at 24459 Painter Dr. (I don't recall this)
- John Pavka will visit the local Sheriff's office to re-register and get a new sign for the pool area if needed.
- Charlie checked with the County on what to do with the resident owned trees that are less than 15' above the street. Homeowners who need their trees trimmed should call the county and request they be trimmed. Call 727-847-2411. (This should be written up and put on our Facebook and website)
- Jim Clark got a phone call from a resident that was upset that he didn't get any notification that his violation had been completed to the HOAs satisfaction. After discussion it was decided to review the violation letter to politely as possible make sure the residents understand that they will not get a return letter.
- It was noted that the October 2014 meeting minutes were never published. Charli will contact Denise to see if this can be resolved.
- In the future the HOA monthly meetings will be held on the second floor at the Publix on Collier on the 3rd Wednesday of the month.

Motion made by Randy Cook, seconded by David Meyer to adjourn at 8:05 p.m.

Approved at June Meeting