

Twin Lakes Homeowner's Association, Inc.
Board of Director's Meeting
June 17, 2015
Publix – SR 54 and Collier Road, Land O Lakes, FL

Meeting called to order at 6:36pm by Randy Cook.

Board Members Present: Randy Cook, David Meyer, John Pavka, Kelly Cook, and Stephen Fickett

Guests Present: Lydia Spriggs, West Coast Management and Realty, Inc.

Homeowners: Ryan and Katy Averill

Approval of Minutes of May 13, 2015 meeting: Randy **motioned** to accept amended minutes submitted by Jim and Kathy Clark as presented. David Meyer **seconded motion. Motion carried unanimously.**

Financial Report:

Balance Sheet presented to all present. Income Statement and Aged Owner reviewed by Board.

Committee Reports:

ARC: John Pavka submitted 2 ARCs for approval. Complete ARC report through present submitted by Lydia Spriggs for Board review.

Landscape: Presented by Stephen Fickett. Dead tree at 24459 Painter was removed. Tree trimming completed.

Paving Assessment: Presented by John Pavka. No action at this time.

Storm Drainage Issue: presented by Stephen Fickett

Management Report: Presented by Lydia Spriggs of West Coast Mgmt.

Old Business

- **Violations:** Violations report through present submitted by Lydia Spriggs for Board review. Update 10 day demand letter and fining letter. July 1st new legislation will be passed and fining process will have to be revised.
- **Entrance Signs:** Pressure washed
- **Pool: Life Ring replaced.** Pool Company using subs for work. Kelly Cook to reach out and see about paying them directly and eliminating middle man.
- **Lake:** Stephen Fickett reported that the lake has invasive growth. He presented a proposal submitted by Gulf Coast Lakes & Wetlands for the physical removal of invasive species to include boat and crew. This would be a maintenance plan. Proposal discussed. Stephen Fickett made a motion to accept the bid at \$4800 pending another bid, which he will acquire. If the other bid is higher than Gulf Coast than award the project to Gulf Coast, if not the project will be tabled until the next meeting. Randy cook seconded the motion. David Meyer refrained from the vote as the main issue falls directly behind his house and he felt was a conflict of interest. All other members voted in favor.
- **No Trespassing Sign:** given to David Meyer for installation.

New Business

- **Dog Park:** Homeowner, Katy Averill, made a suggestion for a Dog Park. The Board discussed letting the homeowner know that common areas are limited. The board stated they would have to hold for consideration until a place could be found for one.
- **Board Member Removal:** Randy Cook made a **motion** to remove Lorrie Jankowiak from the Board for missing 33 unexcused meetings. David Meyer **seconded the motion. Motion passed unanimously.**
- **Pool and Playground Rehab:** New swings and chains were installed at the playground by the HOA. John Pavka made a **motion** to recognize Jim and Kathy Clark for their efforts in rehabbing the Pool and Playground areas. Kelly Cook **seconded the motion. Motion passed unanimously.**

- **Social Media Committee:** David Meyer made a **motion** to establish a Social Media Committee to oversee content on FaceBook. Kelly Cook **seconded the motion and asked that David Meyer head the committee and content be approved by the Board.** Motion passed unanimously. David Meyer also appointed Jim and Kathy Clark to the committee.
- **Pool Keys:** Kelly Cook made a **motion** to deny access to anyone behind 2 quarters on dues. **David Meyer seconded the motion. Motion passed unanimously.** When someone requests a key through West Coast Management prior to receiving the key their payment history would be checked,

At 8:44pm, Randy Cook made a **motion** to adjourn meeting. David Meyer **seconded. Motion passed unanimously.**

Respectfully Submitted by
Lydia Spriggs, West Coast Management and Realty, Inc.

Approved at July Meeting