

TWIN LAKES HOA MEETING

September 17th, 2015

24209 Painter Drive residence

Meeting called to order @ 6:35 p.m. by Vice President David Meyer standing in for Randy Cook who was absent.

Board members present: David Meyer, Jim Clark, Kelly Cook, Kathy Clark, John Pavka, and Steven Fickett.

Absent: Randy Cook-President

Guest: Joe Saladino – Lydia Spriggs from West Coast Management

Approved Meeting of minutes from last meeting Aug 20th, 2015. The price needed to be changed that we paid Affordable Lock from \$350 to \$375. David Meyer made a **motion** to approve the meeting notes with the changes and Steven Fickett **seconded** it. All board members agreed.

Financial Reports: John Pavka Treasurer – had revisited the budget and reported that we were on track with all reserves for paving. The budget will be voted on by the residents during the annual meeting Saturday Oct. 24th 2015 at the Twin Lakes pool.

Management report: Annual meeting packets have been mailed as of Sept 17th 2015 for the residents to review along with the proxies for their votes if they can't attend.

Violations were recorded and letters sent to residents.

UNFISNISHED BUSINESS:

Pool Company – Florida Pool Services has been doing the work without a current contract since February. Jim Clark, John Pavka and Lydia are meeting them 9-18-2015 at the pool to go over the scope of work if they are to continue doing service for us. Some have been unhappy with the work. The pool seems to be losing water. John Pavka put water in the pool to keep the water level to cover the filters. So we need to check for leaks.

David Meyer made a **motion** to get bids on new pool service and Kelly Cook **seconding** the motion and all the board agreed!

Board members Terms: All start from the annual meeting in October not matter when they joined. Lydia Sprigs will send us a revised list with the current terms.

Fence Heights: Steven Fickett said there was a resolution somewhere filed with the attorney. Lydia is going to find it and make sure it is on the TLHOA website with the rules and regulations.

Curb Appeal: Kelly Cook has to get the address of the home that has been recommended and will let us know.

Lake Permit: Lydia Spriggs has filed for a new lake spraying permit. The old one was from 2013.

Water billing FGUA: Lydia Spriggs call them and reduced it by \$70 but it was not enough. We all need to have the pool company to read the meters after servicing the pool every visit. Then compare with the FGUA billing.

COMPLETED TASKS:

Pool Chairs have been purchased by David Meyer. Jim and Kathy Clark cleaned them and placed them at the pool.

Trespassing: Lydia Spriggs filed a new trespassing form with the Pasco County Police.

Website Renewal: Dean Goldsworthy has renewed our Twin Lakes web site. We have to make sure he gets the updated to keep it current.

Pool Lock Repair: Affordable Lock has repaired the lock from the pool to playground. Steven Fickett has the chain and Jim Clark as a lock for the other gate.

Proposed Budget: Budget was passed by the board and will be reviewed at the annual meeting Oct 24th, 2015.

Annual meeting packets have been mailed as of Sept 17th 2015 for the residents to review along with the proxies for their votes if they can't attend. **Budget, proxy and notice of annual meeting.**

COMMITTEE REPORTS:

ARC: All submittals have been review and approved by John Pavka

Facebook: The group page has had shown no interest in having pot luck with the annual meeting.

Landscaping: Steven Fickett is still shopping for the trees. He wants the size to match the other tree across the entry.

Paving committee: Jim Clark called the Pasco Co Paving Dept. We are now #57 on the list of projects. They said we should get the letter this week letting us know. So paving could be done in 2016. John Pavka gave the financial report on the reserves.

Pond & Lakes: Steven Fickett gave a report on the Twin Lake "EVASIVE WATER SHIELD" clean up on the lake and approved the last of the billing.

Storm Water Drainage: Steven Fickett said the ponds seem to be working. Some of the berms need the erosion repaired in the near future.

Violations: Lydia Spriggs and Kathy did the drive through to record the violations. The letters were sent out and the list reviewed by the board.

NEW BUSINESS and To-Do

David Meyer made a motion to send 2347 Foggy Ridge a noise violation of multi counts.

We need address numbers for the pool house. Jim is going to get a stencil and paint them on the curb.

Kathy Clark asked Steven Fickett to dump the wet pond weeds at a different location. He is going to make sure they are spread out.

Landscaping co. – Steve Fickett will get bids on landscapers. Lydia had one suggestion.

Twin Lakes garage sale should be Saturday November 7th, 2015.

David Meyer is going to check into to school that have students that would like to do community service. Lydia Spriggs gave him some ideas.

The water company FGUA has until October 7, 2015 to modify their well pumping permit.

We need to run the extra power for the Christmas lightingJim Clark will do some research!

Kathy Clark suggested that we discuss at the annual meeting having landlords include lawn service with the years lease. Lydia Spriggs will ask the attorney in the meantime if that is legal.

Meeting adjourned at 8:11 p.m. by David Meyer V.P.

NEXT MEETING ANNUAL MEETING OCTOBER 24TH, 2015 AT THE TWIN LAKE POOL PAVILION

November meeting time and place TBD

ADD TO AGENDA AND DISCUSS AT THE ANNUAL MEETING.

Budget Review

Election of Board members

Resident Access to Lake

Clean Up Day/or Days by Residents