

TWIN LAKES

subdivision homeowners association, inc.
A Corporation Not-for Profit
BOARD MEETING MINUTES

Date: March 14th, 2016 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:30 PM
- A. Directors present:
1. Vice President – Jim Clark
 2. Treasurer – John Pavka
 3. Secretary – Steve Fickett
 4. Patrick Kavanagh
 5. Josh Nickell
 6. Kathy Clark
 7. Randy Cook
 8. Terry Henry
- B. Directors Absent:
- C. Residents present:
See sign in sheet
- D. West Coast Management Co.
1. Camille Sanabria, LCAM

Steve Fickett made a **MOTION** to accept the Meeting Minutes from February 18, 2016 as presented. Patrick Kavanagh seconded the MOTION. **The Board approved unanimously.**

II. REPORTS

- A. Financial –
1. Check from FUGA refund for the meter, \$5,700 was deposited and credited to 08930 Water and Sewer.
 2. The budget will be redistributed at the yearend budget meeting.
 3. Reclaimed water was researched by John Pavka. As he gets more information from the county a budget will be developed for the board's consideration. Terre Bella has a 12" RCW that was run into their development.
- B. Management –
1. It was determined that a committee should be appointed to review by law changes. Kathy Clark and Bonnie Axler volunteered for the By-law Committee
 2. Kathy Clark made a **MOTION** to send accounts 2 quarters in arrears to the attorney for collections. Josh Nickell seconded the MOTION. **The Board approved unanimously.**

III. COMMITTEE REPORTS

- A. Architectural Committee – 3 Architectural Request have been approved. It was suggested by Jim Clark that a more comprehensive review should be done for any architectural requests to assure we are complying with our bylaws and the state statutes. John Pavka said with his work load he could not continue as the ARC chairman. Terry Henry, Kathy Clark and Debbie Allison volunteered for the committee. John and the committee will try to meet during the next month for a smooth transfer to the new committee.
- B. Landscaping Committee –
1. Steve Fickett made a **MOTION** to spend no more than \$1300.00 to remove playground trees, a palm tree and trim three palm trees. Patrick Kavanagh seconded the MOTION. **The Board approved unanimously.**
 2. Steve Fickett made a **MOTION** to remove a tree on pond 1A for \$75.00. Josh Nickell seconded the motion. **The Board approved unanimously.**
- C. Storm Water Drainage Maintenance Committee –
1. SWFWMD inspection is due by May of this year. Steve Fickett will schedule the inspection with an Engineer; Jim Clark will join the engineer for the inspection.
 2. David Nichols and Debbie Allison, 24435 Painter reported that a storm drain runs under their lot into the conservation area. David is concerned the dirt is building up and may block the pipe. Steve will investigate before or during the SWFWMD inspection. Joe Saladino will contact the county to see if they can help.
- D. Inspections Committee

Thomas and Alice Herrin at 24354 Twin Lakes were awarded the Curb Appeal for March. The new sign was placed.

Violations were tabled

- E. Paving Committee -
 1. Twin Lakes is 58th on the list.
 2. Street sweeping-tabled

IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion –The president of the Terre Bella CDD was told by SWFWMD District that they couldn't put up a fence due to it being on a Conservation Area, Jim Clark will follow up with SWFWMD regarding this issue.
- B. By-law Amendment – See Management report

V. NEW BUSINESS

- A. Community Service Discussion –Joe Saladino suggested we compile professional tradesmen that live in the area that can be used by the board and the residents. Dean will create something for the website and with Jim Clark's approval place it on the website.
- B. **Annual Meeting Committee:** The annual meeting is set for the 3rd Saturday in October... 9:00 a.m. check in and 10:00 a.m. for the meeting October 15th. A garage sale will be scheduled two to three weeks before.
- C. **Holiday Light award committee:** Jim Beazel and Patrick Kavanagh have volunteered for this committee.
- D. **Twin Lakes Website:** Dean Goldsworthy-
 1. The quarterly payment for renewal is due in April.
 2. Updates for the tlhoa.com page -Camille is sending the approved meeting minutes and Kathy will get the Curb Appeal awards.
 3. West Coast will provide the 2015 financial report
- E. **Mosquito Control** – John Pavka met with Mosquito control, he reported an inspection was done and only one possible Zika virus was found in a fountain top full of larvae.
Pasco County Mosquito Control District 2308 Marathon Rd, Odessa FL 33556 – 727-376-4568, www.pascomosquito.org.
- F. **Steve Fickett made a MOTION to have Joe Saladino appointed to the Board of Directors. Jim Clark seconded the motion. The Board approved unanimously.**
- G. **Patrick Kavanagh made a MOTION to elect Jim Clark as President. Josh Nickell seconded the motion. The Board approved unanimously.**
- H. **Patrick Kavanagh made a MOTION to elect Joe Saladino as Vice President. Jon Pavka seconded the motion. The Board approved unanimously.**

VI. The next MEETING is scheduled for WEDNESDAY -APRIL 27 6:30 P.M. AT 24209 PAINTER DR

VII. **ADJOURNMENT** - Meeting adjourned at 8:15 PM

Respectfully submitted, Camille Sanabria, LCAM and Kathy Clark, Director