

TWIN LAKES

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

Date: May 19, 2016 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:33 PM
- A. Directors present:
1. President – Jim Clark
 2. Treasurer – John Pavka
 3. Patrick Kavanagh
 4. Kathy Clark
 5. Randy Cook
 6. Terry Henry
- B. Directors Absent:
1. Secretary – Steve Fickett
 2. Josh Nickell
 3. Vice President – Joe Saladino
- C. Residents present:
- Kelly Cook
Bob DeCaire
- D. West Coast Management Co.
1. Camille Sanabria, LCAM

Randy Cook made a **MOTION** to accept the Meeting Minutes from April, 2016 as presented. Patrick Kavanagh **seconded the MOTION**. **The Board approved unanimously.**

II. REPORTS

- A. Financial – John Pavka
1. John discussed options for pavement. John's concern is that we have a contingency plan if the petition that goes to all residents does not pass. Jim Clark committed to try to get the new Paving Project Manager for the county to attend our meeting so we may discuss some options. The Board will discuss further as needed.
- B. Management – Camille Sanabria
1. Camille presented the aged owner report along with the Management Report (see both attached) No questions were offered for either document.

III. COMMITTEE REPORTS

- A. Architectural Committee – Kathy Clark/ Terry Henry, Debbie Allison, John Pavka
1. 1 Architectural Request has been submitted and is being reviewed for a fence installation at 24109 Painter Drive.
 2. Presentation by Kathy Clark tabled to next meeting
 3. John Pavka suggested that it may be more advantageous for the committee to concentrate on criteria for renters in Twin Lakes. This will be discussed
- B. Landscaping Committee – Steve Fickett/Jim Clark
1. No report at this time
- C. Storm Water Drainage Maintenance Committee – Steve Fickett/ Jim Clark
1. 24435 Painter - needs more investigation and review – Jim, Randy and Patrick to inspect
 2. Retention Ponds 1-B and 2-F are in need of repair – work has not yet been scheduled
- D. Inspections Committee – Kathy Clark, Kelly Cook, Joe Saladino
1. June Curb Appeal award: William & Tamar Merritt, 2132 Foggy Ridge.
 2. Camille explained the Hearing Panel process and reported that two dates have been established for the Hearing Panel to meet.
 3. Driveway Repair Criteria – Tabled to be discussed at the next meeting
- E. Paving Committee - Terry Henry, Jim Clark

1. Twin Lakes is 54th on the list estimating a 1 year start time based on the progress of the list to date. (discussion as presented above at Financial Report)
 2. Traffic calming - the Board discussed the use of specific signage such as Children Playing signs. The county told Jim Clark that the HOA could provide and install these signs as we desire. – Patrick to report on needs at the next meeting.
- F. By-Law Committee – Bonnie Axler, Kathy Clark
1. Bonnie Axler was not present. Bonnie had stated that if the HOA did not provide her with a written copy of the Rules and Regulations and Covenants she would have to resign from the board.
- G. Annual Meeting Committee – Jim Clark
1. No Report at this time
- H. Holiday Lights Committee – Jime Beazel, Patrick Kavanaugh
1. No report at this time

IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion –Steve and Jim to inspect and report at the next meeting.
- B. Community Service Discussion – Tabled until the next meeting
- C. Reclaimed water update – John Pavka – no report
- D. Noise and Dock issues – A Sheriff Department Corporal has been assigned to the area and will contact Jim to discuss the noise issues. The Dock is permitted and regulated by Pasco County.

V. NEW BUSINESS

- A. Irrigation repair at entrance – Jim reported that he spoke to Mike Vizzari regarding the irrigation repair and that repairs will be done soon, sprinklers were adjusted as well.
- B. Pool Pump Electrical –
 1. John Pavka MOTIONED to have the pool pump repaired for up to \$3000.00. Terry Henry **seconded the MOTION**. The MOTION passed unanimously.
 2. John Pavka brought up the fact that we have spent several thousand dollars for electrical repairs. John believes it could be a Duke Energy problem. Jim Clark to contact Duke Energy to see if they can provide an engineer and meet with the board.
- C. Swimming Pool Area upgrades:
 1. A list of possible upgrades was distributed to the Board for review and discussion at the next regular meeting.
- D. Legal
 1. Jim Clark made a **MOTION** to contact Becker and Poliakoff and place them on retainer for the amount of \$200.00. Terry Henry **seconded the MOTION**. The MOTION passed unanimously.
- E. Pest Control at pool – Jim reported that Vizzari is completing the pest control. Jim would like to know that this is part of the contract and wishes for this pest control to be stopped. Pest Control should be stopped by Vizzari until a scope is received.

VI. DATES TO REMEMBER:

1. **INSPECTION** - TBD
2. **REGULAR MEETING** - Thursday June 30 6:30 P.M. AT 24209 PAINTER DR
3. **GARAGE SALE** – Saturday October 8, 2016
4. **ANNUAL MEETING** –Saturday October 15, 2016 9am registration 10am Call to order

VII. ADJOURNMENT - Meeting adjourned at 7:55 PM

Respectfully submitted, Camille Sanabria, LCAM