

TWIN LAKES

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

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

- I. **Call to order:** Jim Clark called the meeting to order at 6:32 PM
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| <p>A. Directors present:</p> <ol style="list-style-type: none">1. President – Jim Clark2. Vice President – Joe Saladino3. Treasurer – John Pavka4. Secretary – Steve Fickett5. Patrick Kavanagh6. Kathy Clark7. Josh Nickell | <p>B. Directors Absent:</p> <ol style="list-style-type: none">1. Randy Cook2. Terry Henry <p>C. Residents present:</p> <p>Jim Beazel</p> <p>D. West Coast Management Co.</p> <ol style="list-style-type: none">1. Camille Sanabria, LCAM2. Lisa Deprez, LCAM |
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Patrick Kavanagh made a **MOTION** to accept the Meeting Minutes from May, 2016 as presented. Steve Fickett **seconded the MOTION**. **The Board approved unanimously.**

II. REPORTS

- A. Financial – John Pavka
1. John went through the financials and highlighted the large reserve amount in the paving fund. He also discussed the presentation by Alliance CAS. Explained the benefits of trying their service. Joe Saladino made a **MOTION** to use Alliance CAS for the collections that are coming up. Patrick Kavanagh **seconded the MOTION**. **The motion passed unanimously.**
 2. John and Lisa discussed the next steps with Strongroom. We should be up and running by the middle of July.
- 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. The work has started for a fence installation at 24109 Painter Drive. This was approved through the arch request process last month.
 2. Kathy Clark has started pulling together the guidelines for the architectural committee. Work will continue this month.
- B. Landscaping Committee – Steve Fickett/Jim Clark
1. The committee will put together a recommendation of what plants they want to put in the front beds and give that to Vizzari. Jim Clark made a **MOTION** to pay Vizzari \$35. to trim the palm tree at the pool entrance. Joe Saladino **seconded the MOTION**. **The motion passed unanimously.**
- C. Storm Water Drainage Maintenance Committee – Steve Fickett/ Jim Clark
1. Ponds 1-B and 2-F were workrd on for better drainage. A large Bouganvilla was removed for access and sod was installed to maintain access. Total cost was \$1,150 out of the \$1,250 that was authorized in the April meeting.
- D. Inspections Committee – Kathy Clark, Kelly Cook, Joe Saladino
1. July Curb Appeal award: Kathleen and Chester Pyle, 24467 Painter Dr.
 2. Lisa discussed having to cancel the June Hearing Panel. We will have one hearing panel next month and try to synch these up with the Board meetings going forward.

- E. Paving Committee - Terry Henry, Jim Clark
 1. Twin Lakes is still 54th on the list estimating a 1 year start time based on the progress of the list to date. The county's PM for paving will be able to make our July meeting if we want. Jim Clark requested each board member forward any questions they may have on the paving so he can forward them to Ainsley Caldwell, (the PM0 prior to the meeting).
 2. Joe Salidino ask about the street stripping. This a result of the board meeting attended by the county commissioner where Josh had requested this done. A sketch was sent to the county that Josh prepared. The sketch did not include the entrance, however the county painted from 54 to Cross.
 3. Traffic calming - the Board discussed the use of specific signage to slow traffic. Josh Nickell made a **MOTION** to allow Jim Clark to spend up to \$400. on signs to calm the traffic. Joe Saladino **seconded the MOTION. The motion passed. John Pavka voted negative.**

- F. By-Law Committee – Kathy Clark
 1. Kathy told the Board that Bonnie has resigned from helping with this work.

- G. Annual Meeting Committee – Jim Clark
 1. Joe Saladino made a **MOTION** to allow \$200. to change the sign for the annual meeting. Kathy Clark **seconded the MOTION. The motion passed.**

- H. Holiday Lights Committee – Jim Beazel, Patrick Kavanaugh
 1. No report at this time

IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion –The property owners are OK for us to install a fence. Steve will call SWFTMD to see if we can install a fence.
- B. Community Service Discussion – No report
- C. Reclaimed water update – John Pavka – no report
- D. Noise and Dock issues –
 1. A Sheriff Department Corporal has been assigned to the area and will contact Jim to discuss the noise issues.
 2. Steve has researched who is responsible for permitting and has discovered that it is the DEP. He has reached out to them and is waiting to hear back.
- E. Irrigation repair at entrance – Jim reported that he spoke to Mike Vizzari and repairs are done and sprinklers were adjusted as well
- F. Pool Pump Electrical – . Jim Clark to contact Duke Energy to see if they can provide an engineer and meet with the board.
- G. Swimming Pool Area upgrades:
 1. Jim Clark added a clock to the list of pool upgrades. More discussion next month.
 2. Steve Fickett made a **MOTION** to fix the pool overflow and light. Pool services quote was for \$275.00. Patrick Kavanagh **seconded the MOTION. The motion passed.**
- H. Pest Control at pool: Jim Clark will get bids from local pest control companies to treat the pool area.

V. NEW BUSINESS

- A. Balsam Ct. Vines/Trees: Steve Fickett made a **MOTION** to pay \$200 to cut the overgrown vines on the fence. Patrick Kavanagh **seconded the MOTION. The motion passed. John Pavka voted negative.**
- B. Overnight Parking at Pool:
 1. Patrick Kavanagh made a **MOTION** to contact a towing company and have signs posted at the pool. Josh Nickell **seconded the MOTION. The motion passed.** Jim Clark to call local towing companies to arrange. Jim Clark to research signage to obtain parking passes from West Coast to add to Towing Co. signs.
 2. Jim Clark to get pricing for signs designating the lake as private property for residence only.

3. WCM to research how to implement a process for granting parking passes.
- C. Patrick Kavanagh submitted his resignation from the Board. Board accepted his resignation

VI. DATES TO REMEMBER:

1. **INSPECTION** – Wed July 27th
2. **REGULAR MEETING** - Thursday July 21, 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 8:35 PM

Respectfully submitted, Lisa Deprez, LCAM