

# TWIN LAKES

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

Date: July 21, 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
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| <p>A. Directors present:</p> <ol style="list-style-type: none"><li>1. President – Jim Clark</li><li>2. Treasurer – John Pavka</li><li>3. Secretary – Steve Fickett</li><li>4. Randy Cook</li><li>5. Kathy Clark</li><li>6. Terry Henry</li></ol> | <p>B. Directors Absent:</p> <ol style="list-style-type: none"><li>1. VP-Joe Saladino</li><li>2. Josh Nickell</li></ol> <p>C. Residents present:</p> <ol style="list-style-type: none"><li>1. Kelly Cook</li><li>2. Jim Beazel</li></ol> <p>D. West Coast Management Co.</p> <ol style="list-style-type: none"><li>1. Lisa Deprez, LCAM</li></ol> |
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Randy Cook made a **MOTION** to accept the Meeting Minutes from June 30, 2016 as presented. Kathy Clark **seconded the MOTION. The Board approved unanimously.**

## II. REPORTS

- A. Financial – John Pavka
1. John gave the Financial report. He highlighted that we are half way through the year, so our numbers should be about half of the budgeted amount. He brought up that we are having potential problem with Duke Energy's power. If there is a problem it could be added to Pool Pump Electrical Issue.
  2. John and Jim have started approving invoices in Strongroom.
- B. Management – Lisa Deprez
1. Lisa presented the aged owner report along with the Management Report (see both attached) No questions were offered for either document.
  2. Lisa presented results of 7/21 Hearing Panel. **Kathy Clark made a MOTION to accept the report. Steve Fickett seconded the MOTION. The motion passed unanimously.**

## III. COMMITTEE REPORTS

- A. Architectural Committee – Kathy Clark/ Terry Henry, Debbie Allison, ~~John Pavka~~.
1. Kathy Clark is working with Debbie to pull together the guidelines for the architectural committee. Work will continue over the next 2 months.
  2. John Pavka has resigned from the ARC committee due to other project work.
  3. Pavers/concrete were approved to extend driveway at 2351 Tioga.
- B. Landscaping Committee – Steve Fickett/Jim Clark
1. The Vizzarri bid was reviewed as well as plants they want to put in the front beds. The Board discussed options. Decided to get other bids for the work. **Kathy made a MOTION to get bids with a \$2100 budget. Terry Henry seconded the MOTION. The motion passed unanimously.** West Coast will be obtaining the bids.
- C. Storm Water Drainage Maintenance Committee –Steve Fickett/ Jim Clark
1. Looking at future to get a quote for a bio-control or aerator for the 1-A pond that is getting algae. Steve will reply to the homeowner.
  2. 24435 Painter storm drain issue. Jim to talk to the attorney before Board moves forward.
- D. Inspections Committee – Kathy Clark, Kelly Cook, Joe Saladino
1. August Curb Appeal award: David Nichols and Debbie Allison at 24435 Painter Dr
  2. Next inspection set for 7/27.

- 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. Board did discuss possible alternatives in case we don't progress to the top of the list in the next year. All board members were requested to send any questions to Jim to be forwarded to the county Paving PM.
  2. Traffic calming - the Board reviewed the signs that Jim had made to calm traffic. Jim will convene a team to erect the signs.
  - 3.
- F. By-Law Committee – Kathy Clark
  1. Kathy told the Board that Bonnie has resigned from helping with this work. Jim asked for all Board members to send him inputs to possible changes to the By-Laws.
- G. Annual Meeting Committee – Jim Clark
  1. Joe Saladino looking into a new sign. Board approved \$200 last month. No report until Joe is recovered from his surgery.
- H. Holiday Lights Committee – Jim Beazel
  1. Jim Beazel and Jim Clark to get an estimate of the cost to switch to LED lights.

#### IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion –Steve will call SWFTMD to see if we can install a fence. No further report.
- B. Community Service Discussion – No report
- C. Noise and Dock issues –
  1. 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. They still have not connected.
- B. Pool Pump Electrical – Jim Clark to contact Duke Energy to see if they can provide an engineer and meet with the board. John Pavka is also having power issues at his home, so could be a more widespread issue.
- D. Swimming Pool Area upgrades:
  1. Board discussed the list of pool upgrades. Lisa will get a bid from a handyman to do all of the upgrades/improvements.
  2. Pool services quote to fix the overfill and light was for \$275.00. This was approved at the June meeting and was completed. There is still a leak related to the overfill. Need to figure out the source of the leak.
- E. Pest Control at pool: Jim Clark will get bids from local pest control companies to treat the pool area.
- F. Trees behind playground : Jim will organize a team to cut these.
- G. Tinder Ct Vines/Trees: \$200 was approved last month to cut the vines from the fence. Jim will talk to Vizzari about reducing his price.\$200.00 was approved for this at the June meeting. It falls in the same category as the trees behind the home on Balsom Ct.
- H. Overnight Parking at Pool:
  1. Jim Clark showed the local towing sign that will be put up as well as the one to obtain permits. He will add the word “resident” to the permit sign.
  2. Jim Clark reviewed pricing for signs designating the lake as private property for residents only.
  3. **Randy made a MOTION to put up signs in the parking area and on the lake. Terry seconded the MOTION. Motion passed unanimously.** \$150.00 was approved!
  4. WCM will implement a process for granting parking passes.
- I.

#### V. NEW BUSINESS

- A. Antenna complaint- Board looked at pictures of the antenna from the back of the home and discussed. They decided that there was no issue with the antenna.

- B. Trees behind home at 2246 Balsam – The Board expressed concern about trimming these and setting a precedent. Lisa will send a note to the HO informing that he has the right to trim these from his yard.
- C. Converting Street lights to LED – Jim showed his estimate, which is not a cost savings, but could help with providing more light to dark areas. The Board asked if he could get the estimate in Lumens so they could see if it will be feasible to implement.
- D. Pool Chlorine Pump – Reviewed the bid to replace the existing pump. **Randy made a MOTION to accept the bid and replace the pump. Steve seconded the motion. Motion passed unanimously.** Approved \$479.83.
- E. Trees interfering with street lights-Jim put in 5 W/O's with Pasco County to trim the trees

VI. DATES TO REMEMBER:

1. **INSPECTION** – Wed July 27th
2. **REGULAR MEETING** - Thursday August 18, 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 8:50 PM

Respectfully submitted, Lisa Deprez, LCAM