

# TWIN LAKES

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

Date: August 18, 2016 Time: 6:30 p.m. Location: 24209 Painter Dr.

I. **Call to order:** Jim Clark called the meeting to order at 6:35 PM

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

II. **REPORTS**

- A. Financial – John Pavka**
1. John gave the Financial report.
  2. We are fully functional in Strongroom.
- B. Budget – John Pavka made a **MOTION** to approve the 1% increase in assessment and put in the unallocated Reserves fund. Joe Saladino seconded the **MOTION. The motion passed unanimously.****
- C. 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 8/18/16 Hearing Panel

III. **COMMITTEE REPORTS**

- A. Architectural Committee – Kathy Clark/ Terry Henry, Debbie Allison**
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. Paint was approved for 2326 Foggy Ridge Pkw and 2410 Chobee Ct.
- B. Landscaping Committee – Steve Fickett/Jim Clark**
1. Lisa received a bid from Crowder's Landscaping. She will compare it with the Vizzari bid and send to Board for input. Randy Cook made a **MOTION** to approve \$500. for Jim to buy plants and plant them along the entrance corridor. Joe Saladino seconded the **MOTION. The motion passed unanimously.**
- 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 (Tacks) and just explain what is being done currently.
  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. September Curb Appeal award: Larry and Anna Wissinger at 2344 Foggy Ridge
  2. Next inspection set for 8/31

- 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 - Jim has almost finished erecting the "Children Playing" signs. Only one left to do.
- F. By-Law Committee – Kathy Clark
  1. Jim asked for all Board members to send him inputs to possible changes to the By-Laws. No inputs received to date.
- G. Annual Meeting Committee – Jim Clark
  1. Joe Saladino will get right dates placed on the annual meeting sign and yard sale sign and erect in at the entrance to the neighborhood.
- H. Holiday Lights Committee – Jim Beazel
  1. Jim Clark is getting a bid to have someone put the lights up in the neighborhood.

#### IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion – We are able to install a fence here. Jim got a quote for \$3000. Board decided to put this off until January after the rainy season. Will get 2 more quotes at that time.
- B. Community Service Discussion – No report This will be removed from further agendas.
- C. Noise and Dock issues –
  1. After many months of discussion on this item, it was decided that it would not be in the best interest of the Board to do anything about this issue and it will be removed from future agendas.
- 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. Don Wagner met with Jom on Tuesday to review the list and provide a bid. Lisa will also call John Smith and get his quote on the work as well.
  2. It was decided that the pool deck coating should be a separate bid by a licensed contractor. Lisa to research and provide options.
  3. Pool services completed the fix of the overflow and light for \$275.00 as well as the new Chlorine Injection Pump.
- E. Pest Control at pool: Jim Clark has a spec sheet and 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. Pool Signs:
  1. Jim Clark showed the local towing sign that will be put up as well as the one to obtain permits. He added the word "resident" to the signs and is working to get these up.
  2. Jim Clark received the signs for "resident only use of the lake" and is determining the best place to put these.
  3. WCM will implement a process for granting parking passes.
- I. Antenna complaint- Resident behind the house with the antennas called again. He wants to speak to the Board. Jim is going to research the antenna use and then decide next steps.
- J. Trees behind home at 2246 Balsam – Lisa sent a letter to the HO informing that he has the right to trim these from his yard.
- K. Converting Street lights to LED – There is no cost savings to the community and they are not significantly brighter. The Board will not take action. **Complete.**
- L. Pool Chlorine Pump – The existing pool pump was replaced. **Complete.**

M. Trees interfering with street lights-Jim put in 5 W/O's with Pasco County to trim the trees. They did come out and trim the trees around the neighborhood, but not around the lights. He called again and they are sending someone out to trim them.

V. **NEW BUSINESS**

A. Pool Camera Committee – Joe Saladinao made a **MOTION** that only Board members and Camera Committee members will have access to the videos. John seconded the **MOTION**. The motion was amended to allow Board Members and Camera Committee members to view the cameras. **Motion passed unanimously**. Kathy Clark and Kelly Cook will serve on the committee.

VI. DATES TO REMEMBER:

1. **INSPECTION** – Wed August 31st
2. **REGULAR MEETING** - Thursday September 15th, 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 8:25 PM

Respectfully submitted, Lisa Deprez, LCAM