

# TWIN LAKES

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

Date: September 15, 2016 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:36 PM
- A. Directors present:
1. President – Jim Clark
  2. VP-Joe Saladino
  3. Treasurer – John Pavka
  4. Secretary – Steve Fickett
  5. Randy Cook
  6. Kathy Clark
  7. Terry Henry
  8. Josh Nickell
- B. Directors Absent:
- C. Residents present:
1. Kelly Cook
  2. Laura Roza
  3. Wissingers
  4. Ken Weinstein
- D. West Coast Management Co.
1. Lisa Deprez, LCAM

Joe Saladino made a **MOTION** to accept the Meeting Minutes from August 18th, 2016 as presented. Kathy Clark **seconded the MOTION. The motion passed unanimously.**

Larry Wissinger gave an overview of his amateur radio hobby. Ken Weinstein had questions about whether his antennas violated the Community documents. Board members had approved the antennas in a past meeting and feel that they are acceptable. The board will review the HOA documents and possibly consult with our attorney and get a response back to Ken.

## II. REPORTS

- A. Financial – John Pavka
1. John gave the Financial report.
  2. Discussed potentially charging homeowners late fees and interest on past due amounts. John Pavka made a **MOTION** to continue as they are and not charge any late fees or interest. Joe Saladino **seconded the MOTION. Motion passed unanimously.**
- 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.

## 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. Kathy presented the arch committee report. 3 homes currently approved for improvements.
- B. Landscaping Committee – Steve Fickett/Jim Clark
1. Jim sent the Vizarrri and Crowder bid to the Board. The Board reviewed the bids. Kathy Clark made a **MOTION** to accept the Vizarrri proposal. Joe Saladino **seconded the motion. The motion passed.** Jim has contacted Vizarrri and is getting the work planned out and started. Vizzari will provide a sketch and description of the annuals for committee review prior to starting. Work will be done prior to the annual meeting.
- 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. (Steve was not present at this point to give an update).
  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. October Curb Appeal award: Marilynn Baggerly at 24453 Painter Dr

2. Next inspection set for Oct. 20<sup>th</sup> after the annual meeting.
3. Sidewalks-No action will be taken this month. Jim will talk about it at the annual meeting and let residents know that we will start to focus on this going forward.

E. Paving Committee - Terry Henry, Jim Clark

1. The board received a copy of the e-mail from the county stating that ballots would be sent to residence at the end of September. If we have not received anything by the first week of October Jim will contact the county and add the paving to the list for the Commissioner
2. Traffic calming - Jim has finished erecting the "Children Playing" signs. Traffic Calming flyers will be printed and have available for the Annual Meeting. Flyers will be printed on colored paper.

F. Annual Meeting Committee – Jim Clark

1. Joe Saladino has updated the annual meeting sign and yard sale sign and will erect it at the entrance to the neighborhood.
2. Jim has compiled a list of questions for the various guests.
3. Kathy created a proxy collection assignment map for Board members and other volunteers to walk the neighborhood. As soon as the proxies are received Kathy will make copies and have them available to those assigned to do the collection.

G. Holiday Lights Committee – Jim Beazel

1. It was determined that it was too expensive to hire someone to put up lights for the neighborhood. Randy Cook made a **MOTION** to give the holiday lights committee \$300 to enhance the holiday display. Joe Saladino **seconded the motion. Motion passed.**

H. Pool Camera Committee – Kathy Clark, Kelly Cook

1. Observed one person who was spending the night at the pool and going in after 10:00. Called the police and they responded and informed him he could not stay there at night.

I. Complaints –

1. Antenna – see above
2. Garbage cans visible – Board supports the work of the Inspection committee to have them out of view
3. Trees behind Tinder Ct – Jim and others will try to trim these (Volunteers needed with a gas powered pole saw)

#### IV. UNFINISHED BUSINESS

A. Terra Bella/Twin Lakes property discussion – We are able to install a fence here. Jim got a quote for \$3000. and has another one on the way. Board decided to put this off until January after the rainy season.

B. Swimming Pool Area upgrades:

1. Board discussed the list of pool upgrades. Don Wagner provided a quote which was reviewed by the Board. Joe Saladino made a **MOTION** to accept the bid from Wagner and to add replacing the Men's room door as well. Terry **Henry seconded the motion. Motion passed.** Wagner is updating his quote and will get the work done by Oct. 15<sup>th</sup>.
2. Jim received 3 pool re-surfacing bids. The Board reviewed the bids. Joe Saladino made a **MOTION** to accept the bid from Creative Resurfacing for \$12,714 to re-surface the entire deck area. Terry **Henry seconded the motion. Randy Cook abstained from voting. Motion passed.** Jim has contacted them and they can do it on Oct. 10<sup>th</sup> BEFORE the annual meeting!
3. Board reviewed stainless steel trash cans. Joe Saladino made a **MOTION** to purchase 2 of the trash cans presented. Kathy Clark **seconded the motion. Motion passed.**

C. Pest Control at pool: Jim Clark has a spec sheet and will get bids from local pest control companies to treat the pool area.

D. Overnight Parking at Pool:

1. The towing company came with the signs but needs to post one at the entrance to the community per FL statutes. The Board does not want to post these at the entrance.

Considering getting “No Overnight Parking” signs made and posted without the towing portion.

2. Jim Clark received the signs for “resident only use of the lake” and has put those up. People are ignoring the signs.
  3. Stop sign replacement – Jim Clark made a **MOTION** to get a new Stop sign for the entrance to the pool lot. Joe Saladino **seconded the motion. Motion passed.**
- E. Trees behind playground : Jim will organize a team to cut these.
- F. 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 said they were sending someone out to trim them. When they never came he followed up and found out that they actually don't trim the trees-the power company has to. Duke Energy has put in work orders to trim the trees.
- G. 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. He thinks that the HOA should trim them. Jim will consult the attorney on this issue

#### V. **NEW BUSINESS**

- A. Homeowner Laura Roza expressed her concerns about people parking on the street. Wanted to know if there was anything that the Board could do about this. This is a Pasco Co. ordinance issue. However, if cars are parked on the street overnight, that does violate deed restrictions and we can send those residents violation letters.

#### VI. DATES TO REMEMBER:

1. **INSPECTION** – Thursday Oct. 20th
2. **REGULAR MEETING** - November 17th
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 8:30 PM

Respectfully submitted, Lisa Deprez, LCAM