

TWIN LAKES

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

Date: April 20th, 2017 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:32 PM
- A. Directors present:
1. President – Jim Clark
 2. VP- Larry Wissinger
 3. Treasurer – John Pavka
 4. Secretary- Steve Fickett
 5. Bonnie Axler
 6. Randy Cook
 7. Kathy Clark
 8. Terry Henry
 9. Jim Beazel
- B. Directors Absent:
None
- C. Residents present:
1. Kelly Cook
 2. Dean Goldsworthy
- D. West Coast Management Co.
1. Amanda Ridge, LCAM Assistant

Bonnie Axler made a **MOTION** to waive the reading of the minutes and accept the Meeting Minutes from February as presented. Jim Beazel **seconded the MOTION**. **The motion passed.**

II. REPORTS

- A. were Financial – John Pavka
1. John gave the Financial report.
 2. Paving Assessment: Jim Clark said they will not find out final cost from the county until beginning of 2018. Will discuss more at the end of the year. Further discussion will be required on how to disperse the Paving Reserves to the membership.
 3. Budget Committee: Tentatively scheduled Budget meeting scheduled for July 25th 2017. Jim Clark, Jim Beazel, John Pavka and Terry Henry volunteered to be on the committee. Denise has advised to get at least one resident involved in the process. Larry will see Ali Erturk to see his interest.
- B. Management –Lisa Deprez was absent, no management report given.

III. COMMITTEE REPORTS

- A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger
1. Kathy presented the arch committee report. Three ARC requests open item, all three were approved.
- B. Storm Water Drainage-Steve Fickett
1. Kathy Clark made a motion to spend \$1,000.00 to let Jeff Beckel scoop out ponds 1-B and 2-F area. Terry Henry seconded the motion. **Motion passed.**
- C. Landscaping Committee – Steve Fickett/Jim Clark
1. Tree Lights- Tree lights on West Side along entrance are out. Jim Clark provided one estimate to the board from Davis Electric for \$4050. Terry Henry made a motion to accept the quote if the vendor will agree to extend the conduit and wire to the final two trees on each side which will take the wiring to the pool entrance road for \$4000. Bonnie Axler seconded the motion. **Motion passed.** Jim Clark to contact Davis Electric and ask him about reducing price.
 2. Plantings- Jim Clark to talk to Vizarrri about what plants he suggests for out at the front entrance.
 3. One Year Evaluation- Steve Fickett & Jim Clark to meet with Mike Vizarrri about one year evaluation.
- D. Inspections Committee – Kathy Clark and West Coast Mgt. Lisa Deprez
1. Curb Appeal –

- a) May-Edmond & Stephanie Klesyk- 2323 Foggy Ridge Pkwy.
 - b) June- Norm Turner & Missy Adams- 24130 Painter Dr.
 - c) Note: Kathy Clark got a request from a homeowner to be more lenient with lawn letters because it is very dry.
2. April inspection conducted on April 12th. We opened 59 new violations for this inspection.
 3. Hearing Panel-No report
- E. Paving Committee - Terry Henry, Jim Clark, John Pavka
1. No reports. This item will be removed from the agenda. Any questions are now financial and will be handled in the financial report.
- F. By-Law Committee – Jim Clark, Larry, Terry, Jim Beazel
1. Kathy Clark made a motion to spend \$2500 to renew the Documents with the attorney Ellen. Larry Wissinger seconded the motion. **Motion carried, with one John Pavka opposed.**
- G. Pool Camera Committee – Kathy Clark
1. Jim Clark provided a quote Secure 2 Aware for \$888.10 to add two new upgraded cameras to pool area. No motion made, to be discussed at next meeting.
- H. Emergency Management Committee – Larry Wissinger
1. Larry said he will have something for June Meeting.
- I. Complaints – Joe Fosters Trees.

IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion- No update
- B. Pest Control at pool: Jim Clark supplied 3 quotes. Tri-S was the best price. Randy Cook made a motion to accept Tri-S quote and pay on a monthly basis. (\$55.00 per month) Steve Fickett seconded the motion. **Motion passed.**
- C. Swimming Pool Upgrades:
1. Board discussed recovering the cushions on the pool furniture. Steve Fickett made a motion to move forward to accept proposal of \$60.00 a chair. Terry Henry seconded motion. **Motion passed.** Kathy Clark to pick the color of cushions.
- D. Trimming of Trees around the street lights: Jim Clark provided a quote from Tree Works for trimming the trees at the pool parking lot for \$450 and trimming around the street lights for \$1,550 for a total of \$2,000. Terry Henry made a motion to ask the contractor to do it for \$1,650 which during discussion was modified to \$1,750 to trim all the trees. Terry Henry made a motion to accept the quote if modified to \$1,750, Larry Wissinger seconded the motion. **Motion Passed.**
- E. Newsletter: ~~No update~~ Jim Clark will work on a Newsletter and send to the board for comments in a week or two.
- F. Handicap Parking- ~~Lisa Deprez contacted county and forwarded the information to Jim Clark about what needs to be done.~~ Association would need to provide their own signs. Jim will order the signs and Jim Clark and Jim Beazel will layout and paint the stripes.

V. NEW BUSINESS

- A. Twin Lakes HOA Facebook Page-Board decided it is best to ask David Meyer to take down Facebook Page. They all agree Twin Lakes can have a facebook page but should be associated with the HOA itself.
- B. West Coast Contract-Denise is currently working on contract, needs to submit to board
- C. Fences around Wet Ponds- Board discussed if the fences around the pond were truly needed. Larry Wissinger made a motion to get rid of the fences as needed (as they are in need of repair) Steve Fickett seconded motion. **Motion passed.**
- D. SWFWMD- No update

- E. Timbers around pool parking lot- It is completed.
- F. Ideas for Community Improvement- Mulch at playground area. Jim Clark to ask the playground equipment company what exactly we can have. Grills in pool area. Solar panels, to help heat the pool. Benches along the entrance.
 - 1. Benches-Steve Fickett made a motion put in two benches along entryway at (\$500 each), Terry Henry seconded the motion. Larry Wissinger amended the motion, to look into exact prices and bring back a proposal to the next meeting. Motion passed as amended.

VI. DATES TO REMEMBER:

- 1. **INSPECTION** – May 10th, 2017
- 2. **REGULAR MEETING** - May 18th, 2017
- 3. **GARAGE SALE** – Saturday & Sunday, October 7 & 8, 2017
- 4. **ANNUAL MEETING** –Saturday October 21, 2017 9:00 a.m. registration. 10:00 a.m. Call to order

VII. ADJOURNMENT - Meeting adjourned at 9:00 PM

Respectfully submitted, Amanda Ridge, LCAM Assistant