

TWIN LAKES

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

Date: May 18, 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- absent
 3. Treasurer – John Pavka
 4. Secretary- Steve Fickett
 5. Bonni Axler
 6. Randy Cook
 7. Kathy Clark
 8. Terry Henry
 9. Jim Beazel
- B. Directors Absent:
Larry Wissinger
- C. Residents present:
1. Kelly Cook
- D. West Coast Management Co.
1. Lisa Deprez, LCAM Manager

Jim made a **MOTION** to waive the reading of the minutes and accept the Meeting Minutes from April as presented. Kathy **seconded the MOTION**. **The motion passed.**

Jillian Thomas, public education specialist, Pasco County Mosquito Control District, answered questions about mosquito control in Pasco. She left lots of handout for us to distribute to residents.

II. REPORTS

- A. Financial – John Pavka
1. John gave the Financial report. Will hit our \$250,000 amount to give to Pasco Co. in July.
 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: Budget meeting scheduled for July 25th 2017 at 6:30pm. At the Clark residence. Jim Clark, Jim Beazel, John Pavka and Terry Henry volunteered to be on the committee. Bonni Axler ask to sit in on the workshop. Denise has advised to get at least one resident involved in the process. Larry will talk to Ali Erturk to see his interest. Paul from WC Management will attend.
- B. Management – Lisa Deprez discussed drought and potential impact on compliance. Board advised to continue as we have been. We also discussed raised sidewalks- will continue to write these up.

III. COMMITTEE REPORTS

- A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger
1. Kathy presented the arch committee report. Two ARC requests open-both were approved.
- B. Storm Water Drainage-Steve Fickett
1. Completed. The pond was cleaned out by 3D Construction Jeff Beckel.
- 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. Jim Clark contacted Davis Electric and asked him about reducing price. Put flags in to mark lines-nothing else done yet.
 2. Plantings- Vizzari replanted beds. Will credit us for the plants removed.
 3. One Year Evaluation- Steve Fickett & Jim Clark to meet with Mike Vizarri about one year evaluation.
 4. Benches- Steve looked at benches at lowes (\$1,072.00) for entrance. Kathy suggested trimming bushes in front of lake. Jim will get a price from Vizzari to trim the hedges for our consideration.

- D. Inspections Committee – Kathy Clark and West Coast Mgt. Lisa Deprez, Bonnie Axler
 - 1. Curb Appeal –
 - a) June- Norm Turner & Missy Adams- 24130 Painter Dr.
 - 2. May inspection conducted on May 10th.
 - 3. Hearing Panel- Attempted- one member did not show. Will re-schedule for June.
- E. By-Law Committee – Jim Clark, Larry, Terry, Dean Goldsworthy
 - 1. Larry, Terry, Jim, Dean volunteered to be on the committee working with the attorney to begin the update process.
- F. 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.
- G. Emergency Management Committee – Larry Wissinger
 - 1. Larry said he will have something for June Meeting.
- H. Complaints – None.

IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion- Jim talked to SWFTMD- we can put a fence up. Jim will talk to the Terra Bella CDD to see if they will split the \$2,500 cost.
- B. Pest Control at pool: Jim Clark supplied 3 quotes. Tri-S was the best price. Tri-S started service May 1st. Complete.
- C. Swimming Pool Upgrades:
 - 1. Kathy Clark picked the color of fabric for new slings and had the chairs done. Jim and Jim Beazel put the fabric on and painted the table tops. Complete.
- D. Trimming of Trees around the street lights: Completed- Done by Tree Works and trimming of trees at pool lot done by Jim and Kathy.
- E. Newsletter: Jim Clark sent a Newsletter to the board for comments. Denise will draft a paragraph on Management Co.benefits. First few newsletters will be posted on the website, e-mailed and placed in the mail box at the entrance.
- F. Handicap Parking- Association would need to provide their own signs as it will be on private property. Jim ordered the signs and Jim Clark and Jim Beazel will layout and paint the stripes.

V. NEW BUSINESS

- A. West Coast Contract-Denise is currently working on contract, needs to submit to board.
- B. SWFWMD- No update

VI. DATES TO REMEMBER:

- 1. **INSPECTION** – None in June.
- 2. **SPECIAL MEETING**- June 24th 10:00am at the pool
- 3. **REGULAR MEETING** - TBD
- 4. **GARAGE SALE** – Saturday & Sunday, October 7 & 8, 2017
- 5. **ANNUAL MEETING** –Saturday October 21, 2017 9:00 a.m. registration. 10:00 a.m. Call to order

VII. ADJOURNMENT - Meeting adjourned at 8:38 PM

Respectfully submitted, Lisa Deprez, LCAM Manager