

p **TWIN LAKES** subdivision homeowners association, inc.

A Corporation Not-for Profit
BOARD MEETING MINUTES

Date: June 24th, 2017 Time: 10:23 am Location: Twin Lakes pool

I. **Call to order:** Jim Clark called the meeting to order at 10:23 am

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| <p>A. Directors present:</p> <ol style="list-style-type: none">1. President – Jim Clark2. VP- Larry Wissinger3. Treasurer – John Pavka4. Secretary- absent5. Bonni Axler6. Randy Cook7. Kathy Clark8. Jim Beazel | <p>B. Directors Absent:</p> <ol style="list-style-type: none">1. Terry Henry2. Steve Fickett <p>C. Residents present:</p> <ol style="list-style-type: none">1. See attached sheet <p>D. West Coast Management Co.</p> <ol style="list-style-type: none">1. Denise Helbig, LCAM |
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A **MOTION** was made to waive the reading of the minutes and accept the Meeting Minutes from May as presented. The **MOTION was seconded. The motion passed.**

II. **REPORTS**

- A. Financial – John Pavka**
1. John gave the Financial report.
 2. Budget Committee: Budget meeting scheduled for July 25th 2017 at 6:30pm. Prior to the meeting Board will decide if the association will have a Reserve study performed. Jim Clark will get proposals to see if the study is financially viable.
- B. Management – No report**

III. **COMMITTEE REPORTS**

- A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger**
1. No report
- B. Storm Water Drainage-Steve Fickett**
1. No report
- 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. **Motion** made to approve \$4500 to replace the lights. **Motion** seconded. **Motion** passed unanimously.
- D. Inspections Committee – Kathy Clark and West Coast Mgt. Lisa Deprez, Bonnie Axler**
1. Curb Appeal –
 - a) July- Curb Appeal Award--Andrew Brass, 2139 Foggy Ridge Pkwy.
 - b) No June Curb Appeal Award
 2. June inspection cancelled due to vacation. Will resume on July 12th.
 3. Hearing Panel- Attempted- one member did not show. Will re-schedule for July after inspection.
- E. By-Law Committee – Jim Clark, Larry, Terry, Dean Goldsworthy**
1. No report
- F. Pool Camera Committee – Kathy Clark**
1. Kathy Clark presented update
- G. Emergency Management Committee – Larry Wissinger**

1. Larry said he will have something for July Meeting.

H. Complaints –

Bob DeCaire brought up the trees that need trimming by the county on Balsam Ct. Work Order was put in and the county reported it complete. Jim Clark will contact Micael Garret of Roads & Bridges to see if he may help.

Complaints by several residents who live on the lake that requested the HOA cut the area between their lot and the waters edge. The board agreed that other than the contracted services of Palm Beach Aquatics no other service should be provided by the HOA. Dean commented that the grass along the lake by the pool should be cut by Vizzari as this is common area. Jim will talk to Vizzari.

IV. **UNFINISHED BUSINESS**

- A. Lake Issues- Lack of attention by Palm Beach Aquatics was discussed. Board will consider new proposals at next meeting. Lisa offered to set up a conference call to their management. Jim will contact Lisa.
- B. Pool Hour Sign – Jim researching signs. Board approved \$35.00 for this sign. Jim will get sign and install it.

V. **NEW BUSINESS**

- A. West Coast Contract-Denise is currently working on contract, needs to submit to board.
- B. Attorney issues – Jim will work with the attorney on outstanding issues, specifically on the reserves to assure we are complying with the statutes.
- C. Playground Mulch. Jim made a motion to have Vizzari place 5 CYs of mulch under the playground swings. Excess will be spread in the area of the swings. Motion was approved.

VI. **DATES TO REMEMBER:**

1. **INSPECTION** – July 12th, 2017
2. **REGULAR MEETING** - July 20th, 2017 at 6:30 PM
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 11:33 AM

Respectfully submitted, Lisa Deprez, LCAM Manager