

# TWIN LAKES

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

Date: August 17, 2017 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:37 PM
- A. Directors present:
1. President – Jim Clark
  2. VP- Larry Wissinger
  3. Treasurer – John Pavka
  4. Secretary- Steve Fickett
  5. Randy Cook
  6. Kathy Clark
  7. Bonni Axler
  8. Jim Beazel
- B. Directors Absent:  
Terry Henry
- C. Residents present:
1. Kelly Cook
  2. See sign-in sheet
- D. West Coast Management Co.
1. Lisa Deprez, LCAM Manager

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

John Pavka thanked Steve Fickett for continuing to have fertilizer donated to the Twin Lakes Association.

## II. REPORTS

- A. Financial – John Pavka
1. John gave the Financial report.
  2. Budget Committee: Budget committee met and the proposed budget was presented with a few minor changes. Jim Clark made a **MOTION** to accept the proposed budget with the changes noted. Larry Wissinger seconded the motion. Motion passed unanimously.
  3. Reserve study: Completed. Used the recommendations to prepare the budget and make changes to the reserve contributions.
  4. Lien: Jim Clark made a **MOTION** to not fight stripping of the lien on account TL036. Larry Wissinger seconded the motion. Motion passed.
  5. Paving funds: John, Jim Beazel and Jim Clark will prepare a recommendation for how to distribute the paving reserve funds for next month's meeting.
- B. Management – Lisa Deprez gave the management report.

## 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 currently open.
- B. Storm Water Maintenance Committee-Steve Fickett
1. Reviewed the bid from 3-D Construction for two ponds for \$14,080. Much discussion on the scope. Jim stated that the bid was done to assure we understood the magnitude of the problem so it could be covered by the reserve study. Prior to the work starting the bid will be refined so the board understands the scope.
- C. Landscaping Committee – Steve Fickett/Jim Clark
1. Tree Lights- Jim Clark and Larry Wissinger are still working to get the lights installed for as close to the \$4500 as possible. Jim presented the proposal. This will only be possible if they do the trenching and run the lines themselves. Work is scheduled to be done in mid September.
  2. Plants, trees, mulch: Jim Clark made a **MOTION** to spend money to have two trees replaced at the entrance and have new mulch put down. Kathy seconded the motion.

Motion passed. New plants are to be installed by the sign in mid September. New plants and mulch will be installed after the new lighting and trees are installed.

3. Bench – Steve Fickett made a **MOTION** to spend \$400 to install a bench along the walkway. John seconded the motion. Motion **DID NOT** pass.
4. Vizzari Contract discussion – On hold

D. Inspections Committee – Kathy Clark and WCM Lisa Deprez, Bonnie Axler

1. Curb Appeal –
  - a) September- Jim & Ester Gray-24235 Painter Dr.
2. August inspection conducted on August 9<sup>th</sup>. Discussed parking on lawns in front of sidewalks and paved areas in front of sidewalks. Also discussed driveway disrepair on some properties. Resident Kelly Cook accompanied the committee.
3. Hearing Panel- none held

E. By-Law Committee – Jim Clark, Larry, Terry, Dean Goldsworthy

1. On hold

F. Pool Camera Committee – Kathy Clark

1. No report

G. Emergency Management Committee – Larry Wissinger

1. Plan has been posted on the thoa website.

H. Complaints –

1. Bob DiCare complained about the lawn letter he received. Committee will look at the property on the next drive through to see if it looks OK. Bob was told that this letter was possibly a mistake. In the future Bob, or any other resident should contact Lisa at West Coast for a possible explanation.
2. Unkempt yard on Painter-Homeowner was sent a Courtesy Notice first letter.
3. Pond conditions – Board working to get bids on new pond maintenance company.

#### IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion- No action on this. Steve, Larry and Jim met with the Chairman of the Terra Bella CDD and walked the property in question. Terra Bella stated she had no plans to develop the lot or any property around it as SWFWMD had told them it was conservation area and could not be touched. The HOA consulted with SWFWMD and was told that a fence could be installed between the property. The Terra Bella CDD said he doubted he could get it by his board to share in the cost.
- B. Swimming Pool Upgrades: Complete
- C. Newsletter: Jim Clark will draft a newsletter. Should be published by the end of August.
- D. West Coast Contract-Clean copy sent to the Board for final inputs. Board will discuss at the next meeting.
- E. Removal of Fences around the ponds – Lisa drafted a letter to residents letting them know why we are removing them. Jim will get fence quotes to remove the fence for board consideration. The letter can be sent to those homes affected once we decide on a company and timing. Reviewed the bid from Family fence for \$5,400. No further action taken.
- F. Board Terms: Jim Clark, Steve Fickett and Randy Cook have terms expiring this year.

#### V. NEW BUSINESS

- A. Pool Drainage Issue – There is water and dirt ponding by the pool. Jim Clark and Randy will go look at ways to improve the water draining off of the pool deck.
- B. Playground: Discussed the poor condition of playground equipment. Jim had a quote for a new playground system. Bonni made a **MOTION** to accept the bid for the new playground equipment. Randy seconded the motion. Motion passed. Approved \$6,000 for playset. Demolition of existing may be done by Volunteers.

#### VI. DATES TO REMEMBER:

1. **INSPECTION** – September 13th
2. **REGULAR MEETING** - September 21st
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 8:31 PM

Respectfully submitted, Lisa Deprez, LCAM Manager