

TWIN LAKES

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

Date: September 21, 2017 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:38 PM
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| <p>A. Directors present:</p> <ol style="list-style-type: none">1. President – Jim Clark2. VP- absent3. Treasurer – John Pavka4. Secretary- Steve Fickett5. Randy Cook6. Kathy Clark7. Bonni Axler8. Jim Beazel | <p>B. Directors Absent:</p> <p>Terry Henry
Larry Wissinger</p> <p>C. Residents present:</p> <ol style="list-style-type: none">1. Kelly Cook <p>D. West Coast Management Co.</p> <ol style="list-style-type: none">1. Lisa Deprez, LCAM Manager |
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Bonni Axler made a **MOTION** to waive the reading of the minutes and accept the Meeting Minutes from August as presented. Jim Beazel seconded the motion. The motion passed.

II. REPORTS

- A. Financial – John Pavka
1. John gave the Financial report. Discussed increase in Spectrum bill.
 2. Budget: Budget John proposed adding 3 lines to break out the reserve items. The New Proposed budget was given to the Board. Kathy Clark made a **MOTION** to accept the proposed budget B with the changes noted. Bonni Axler seconded the motion. Motion passed unanimously.
 3. Paving funds: John prepared a recommended process for distribution of the funds. After much discussion by the Board, Jim Clark made a **MOTION** to send a certified letter to any homeowner who owes more than \$1100 in assessments telling them that they will not be entitled to any of the paving funds if they do not pay their assessments. Steve Fickett seconded the motion. Motion passed with John Pavka opposed. The issue of delinquent assessments versus what the homeowner may receive from the paving reserve will be brought up at the annual meeting.
- B. Management – Lisa Deprez gave the management report. Lisa stated she needs some help getting reliable people for the hearing panel.

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. The Board discussed the 3 complaints that came in on the ponds and the drainage issues in the community. Jim showed the map of the neighborhood and explained where they think some of the issues are and improvements that need to be made. He presented a proposed 2-C pond remediation schedule.
- C. Annual Meeting and Garage Sale –
1. Jim will update the annual meeting sign and post it. The Garage sale sign can be used as is. Kathy has a proxy distribution map ready. Lisa to send Kathy a proxy form and Notice of Intent form. The Board will ask neighbors to serve on the Board to help fill the vacancies.
- D. 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. This will only be possible if they do the trenching and run the lines themselves. Work is scheduled to be done on Sept. 23.

2. Plants, trees, mulch: Two crepe myrtle trees were replaced at the entrance. Smaller plants and new mulch will be put in by the landscaper tentatively scheduled for the week of September 25th.
3. Vizzari Contract discussion – On hold
4. Trees on Balsam – Board discussed the drainage problems-the trees are causing. John Pavka made a **MOTION** to authorize Jim \$900 to have these two trees removed. Bonni Axler seconded the motion. Motion passed.

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

1. Curb Appeal:
 - a) October- Norm Turner and Missy – 24130 Painter Dr.
2. September inspection cancelled due to the hurricane. October inspection will be cancelled so residents can focus on the annual meeting.
3. Hearing Panel- none held due to lack of response. Kathy provided Lisa several names to contact to get these started again.

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

1. On hold

G. Pool Camera Committee – Kathy Clark

1. No report

H. Emergency Management Committee – Larry Wissinger

1. No report

I. Complaints –

1. Trees behind Starts home were cut down due to safety concerns. Drainage issues discussed in Stormwater maintenance agenda item

IV. UNFINISHED BUSINESS

- A. Terra Bella/Twin Lakes property discussion- No action on this.
- B. Swimming Pool Upgrades: Hope to finish the painting of the floor soon. The pool was cleaned out after the storm. There is still dirt on the deck, so a pressure washing company will be coming out to clean it.
- C. Newsletter: Jim Clark published at the end of August. It only cost the association \$20.
- D. West Coast Contract- Jim presented a comparison of 3 management companies. Kathy Clark made a **MOTION** to renew the Westcoast Management contract with a few changes made by Jim to be effective on 11/1/2017. Bonni seconded the motion. Motion passed. Jim will send corrected copy to Lisa.
- E. Removal of Fences around the ponds –No further action taken.
- F. Board Terms: Jim Clark, Steve Fickett and Randy Cook have terms expiring this year.
- G. Playground: The installation of the new equipment is scheduled for October 13th. The community will be demolishing and hauling away the old equipment the weekend of October 7th.
- H. Palm Beach Aquatics – The Board discussed the payment terms proposed by Ryan Sullivan. Jim Clark made a **MOTION** to accept the settlement terms proposed by Palm Beach to pay January and July in full and pay \$200 for each month of May and June. Randy Cook seconded the motion. Motion passed. The Board reviewed bids from 3 other pond maintenance companies and will work to choose a new company. Jim will invite Aquatic Systems to meet with them next Saturday the 30th at 10:00 AM.

V. NEW BUSINESS

VI. DATES TO REMEMBER:

1. **INSPECTION** – September 13th
2. **REGULAR MEETING** - November 16th
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 8:46 PM

Respectfully submitted, Lisa Deprez, LCAM Manager