

TWIN LAKES

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

Date: November 30, 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
- A. Directors present:
1. President – Jim Clark
 2. VP- Larry Wissinger
 3. Treasurer – John Pavka
 4. Secretary- Bonni Axler
 5. Kathy Clark
 6. Jim Beazel
 7. Ali Eturk
- B. Directors Absent:
- Terry Henry
Karen Mason
- C. Residents present:
1. Anna Marie Wissinger
- D. West Coast Management Co.
1. Lisa Deprez, LCAM Manager

Larry made a **MOTION** to waive the reading of the minutes and accept the Meeting Minutes from September and October as presented. Ali seconded the motion. The motion passed.

II. REPORTS

- A. Financial – John Pavka
1. Lisa Deprez gave the Financial report and gave an overview of the reports that the Board receives every month.
- 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. Three ARC requests currently open.
- B. Storm Water Maintenance Committee-Steve Fickett, Jim Clark, Larry Wissinger
1. Walked with Jeff Beckel to understand drainage issues. He will recommend areas to excavate to help with water flow and drainage in the community.
 2. Larry is meeting with a pond expert next week to discuss doing a pond survey and what information we will get from that.
- C. Annual Meeting and Garage Sale –
1. Send ideas to Jim on guest speakers. One suggestion was SWFWMD.
- D. Landscaping Committee – Steve Fickett/Jim Clark
1. Tree Lights- Lights have been installed. Jim is going to look at the information on who installed the signs at the front entrance and see if we can get it re-attached.
 2. Plants, trees, mulch: Mulch was spread and the plantings have been changed. The Board would like to get an irrigation person who lives in the neighborhood. Jim will put in newsletter. Bonnie made a **MOTION** to spend \$137.50 as proposed by Jim to purchase risers for the lights. Ali seconded the **MOTION**. Motion passed.
 3. Vizzari Contract discussion – Difficult to coordinate an evening visit with him. The contract will be renewed based on price and that he is responsive to requests and issues we have.
 4. Trees on Balsam – Trees were removed.
- E. Holiday Lights
1. Board discussed adding a menorah to the front holiday season display. Bonnie made a **MOTION** to spend money for 2 44 inch menorah for \$960.00 plus shipping based on her synagogue donation \$250 toward the cost. Larry seconded the **MOTION**. Motion passed with one person against.
 2. Ali made a **MOTION** to spend \$650 for new lights and garland for the front entrance. Larry seconded the **MOTION**. Motion passed.

- F. Inspections Committee – Kathy Clark and WCM Lisa Deprez, Bonnie Axler
1. Curb Appeal:
 - a) December- Louise and Larry James – 24140 Cross
 - b) January – Steve and Karen Fickett – 2333 Foggy Ridge
 2. November/December Inspection was November 29th
 3. Hearing Panel- none held due to lack of response. Lisa has names and will put one together for December.
- G. By-Law Committee – Jim Clark, Larry, Terry, Dean Goldsworthy
1. Jim to send an e-mail to everyone on what the committee plans are
- H. Pool Camera Committee – Kathy Clark
1. Cameras captured people on the new playground equipment, but not definitive as to who they were. The top canopy support was broken.
- I. Emergency Management Committee – Larry Wissinger
1. No report
- J. Complaints –
1. Jeff Adelman has concerns about the trees behind his house in the conservation area. The playground area trees are in need of removal and trimming. Kathy made a **MOTION** to spend \$2400 on the contractor bid presented to remove or trim the trees around the playground if the contractor can cut down the one tree behind Jeff's house. Jim seconded the **MOTION**. Motion passed.

IV. UNFINISHED BUSINESS

- A. Swimming Pool Upgrades: No report
- B. Removal of Fences around the ponds – Still researching the association ability to remove these.
- C. Playground: The installation of the new equipment is completed. Discussed adding a covered table area. Kathy made a **MOTION** to purchase a toddler swing to the play equipment. Jim B. seconded the **MOTION**. Motion passed.
- D. Lake Treatment Contractor – John reported that the new treatment seems to be working
- E. Newsletter – Jim will be doing an “after the annual meeting” newsletter

V. NEW BUSINESS

- A. MRTA – Filing complete.
- B. Pony for party – The Board will allow a pony to be hired for a birthday party at the pool. The pony will be in the area next to the pool. The handler will be licensed, insured and will clean up after the animal. Jim B. will draft a list of criteria we can give to others who want to use this area.
- C. Mission Statement – Jim made a **MOTION** to adopt the Mission Statement as presented for Twin Lakes. Ali seconded the **MOTION**. Motion passed.
- D. Spending limit – Larry made a **MOTION** to allow the current President for the remainder of his term to spend up to \$500 on immediate needs for the community. Ali seconded the **MOTION**. MOTION passed.

VI. DATES TO REMEMBER:

1. **INSPECTION** – January 10th
2. **REGULAR MEETING** - January 18th
3. **GARAGE SALE** – TBD
4. **ANNUAL MEETING** –TBD: 9:00 a.m. registration. 10:00 a.m. Call to order

VII. ADJOURNMENT - Meeting adjourned at 8:41 PM

Respectfully submitted, Lisa Deprez, LCAM Manager