

TWIN LAKES

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

Date: February 15, 2018 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- Larry Wissinger
3. Treasurer – John Pavka
4. Secretary- Bonni Axler
5. Kathy Clark
6. Jim Beazel
7. Ali Eturk
8. Terry Henry
9. Karen Mason

B. Directors Absent:

C. Residents present:

1. Anna Marie Wissinger

D. West Coast Management Co.

1. Jackie DiSotto, LCAM Manager

Larry made a **MOTION** to accept the Meeting Minutes from January as presented. Bonni seconded the motion. The motion passed.

II. **REPORTS**

A. Financial – John Pavka

1. John spoke about how filing may have been incorrect. Not sure if we as an association can accept a charitable contribution.
2. John to continuing pursuing. Board wants a meeting with Andy. Need to consult attorney to see if the BOD can purchase land without a membership vote.

B. Management – Jackie DiSotto gave the management report.

III. **COMMITTEE REPORTS**

A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger

1. Kathy presented the ARC committee report. Approved by the Board.

B. Storm Water Maintenance Committee–Steve Fickett, Jim Clark, Larry Wissinger

1. Need Jeff Beckel to fix the grade and clean up the dirt piles for the work he did on Balsam.
2. Pond 2-C was cleaned out. We were advised that the weir needs re-designed and replaced. Jim and Larry have had little response from engineering firms. Terry will reach out to Flip Mellinger of Pasco County to get opinion.

C. Annual Meeting and Garage Sale –

1. Send ideas to Jim on guest speakers. Mike Moore has committed to speaking. Jim still trying to get SWFTMD. They will not commit until after August.
2. Annual meeting date will be October 20th and the Garage Sale will be October the 6th.

D. Landscape Committee--Fickett/Jim Clark

1. Tree Lights- Jim and Larry installed the light extentions.
2. Plants, trees, mulch: Some of the plants out at the entrance took a hit with the freeze. Ali made a **MOTION** to spend up to \$1000. to replace the plants in the front. Larry seconded the motion. **Motion passed.**
3. Irrigation – Minor repairs are needed. Jim made a **MOTION** to spend \$150. to fix the irrigation. Ali seconded the motion. **Motion passed.**

E. Holiday Lights

1. No new report.

F. Inspections Committee – Kathy Clark and WCM Lisa Deprez, Bonni Axler

1. Curb Appeal:
 - a) February – Jim Harper – 24257 Twin Lakes Dr.

- b) March – Wanda Alverio-Sardina – 24437 Painter Dr.
2. Inspection was February 14th
3. Hearing Panel- Scheduled for February 26th with 3 panel members and 12 homeowner violations.

G. By-Law Committee – Jim Clark, Larry, Terry, Dean Goldsworthy Kathy Clark and Carolyn Woodard.

1. Meeting scheduled for February 27, 2018.

H. Pool and Playground Committee – Larry Wissinger,

1. Cameras – Larry will get pricing for DVR for the cameras.
2. Upgrades - Jim made a **MOTION** to allow the committee to spend up to \$5000 for pool and playground equipment to include a pavilion with 2 picnic tables, 2 new trash cans and refurbishment of current tables. Ali seconded the motion. **Motion passed.**

I. Social Committee – Karen Mason

1. Suggested pool re-opening party. Is organizing a neighborhood watch meeting and will invite all residents through the newsletter.
2. Larry made a **MOTION** to allow the committee to spend \$500 for the year to put gift bags together for new owners. Terry seconded the motion. **Motion passed. Jim advised that he would contact the attorney to assure what the board could do for this issue and a community picnic.**

J. Emergency Management Committee – Larry Wissinger

1. No report

IV. UNFINISHED BUSINESS

- A. Removal of Fences around the ponds –No discussion took place on removing the fences.. The following comments are relating to the area around the pool and playground. The committee has proposed which needs to be replaced. Jim to get pricing on different heights of fences. Leave the current chain link by the lake up for now.
- B. Newsletter – No report
- C. Complaints – 24335 Twin Lakes Dr has been unresponsive to our attempts to contact
- D. Donation of Land from Twin Lakes Property Partnership to Twin Lakes –Trying to determine if this can be written off.
- E. Front sign repair –Going to look at it to see if the Board can repair it.
- F. Playground equipment bolt tightening – On-going
- G. Paving – Final paving cost will be approximately \$400 per home. Jim to set up a meeting with county to get info on bill timing.

V. NEW BUSINESS

VI. DATES TO REMEMBER:

1. **INSPECTION** – March 7th (decided after the meeting)
2. **REGULAR MEETING** - March 15th
3. **GARAGE SALE** –October 6th
4. **ANNUAL MEETING** –October 20th: 9:00 a.m. registration. 10:00 a.m. call to order

VII. ADJOURNMENT - Meeting adjourned at 8:45 PM

Respectfully submitted, Lisa Deprez, LCAM Manager