

# TWIN LAKES

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

Date: March 15, 2018 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. Secretary- Bonni Axler
4. Kathy Clark
5. Ali Eturk
6. Karen Mason

C. Residents present:

1. Anna Maria Wissinger
2. Joe Saladino

B. Directors Absent:

1. Treasurer-John Pavka
2. Jim Beazel
3. Terry Henry

D. West Coast Management Co.

1. Lisa Deprez, LCAM Manager

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

II. **REPORTS**

- A. Financial – None given West Coast is preparing a resolution for the boards approval at the next meeting to move \$50,000 from our operating fund to unallocated reserves to pay for recent and near future improvements.
- A. Management – Lisa Deprez mentioned that the check had been cut to Pasco County for the roads. Jim said based on feedback from Ainsley, the residents should get the invoices in May to June. Jim should receive a courtesy e-mail late next week advising how much each resident is expected to pay.

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. Waiting on pricing from Vizzari to clean up area along Balsam and place sod in area behind Tinder Ct.
- C. Annual Meeting and Garage Sale –
1. No updates
- D. Landscape Committee--Fickett/Jim Clark
1. Plants, trees, mulch: Waiting on Vizarri to replace Gold Mound Durante with Sunshine Lugustrum. Annuals have been planted. His father has very been ill
  2. Irrigation – Repaired.
- E. Holiday Lights
1. No new report.
- F. Inspections Committee – Kathy Clark and WCM Lisa Deprez, Bonni Axler
1. Curb Appeal:
    - a) March – Wanda Alverio-Sardina – 24437 Painter Dr.
    - b) April – Mabel Sanchez DeCano – 24147 Painter Dr.
  2. Inspection was March 7<sup>th</sup>. Criteria for sidewalk violations were discussed. It was suggested that we should attach the criteria to any violation letter sent out. Lisa and Jim will assure we have the proper criteria.

3. Hearing Panel- Held February 26<sup>th</sup> with 3 panel members and 12 homeowner violations. Lisa presented the report. **Larry made a motion to accept the recommendations of the committee. Bonni seconded the motion. Motion passed.**

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

1. Jim is working to schedule a meeting next week with Ellen.

**H. Pool and Playground Committee** – Larry Wissinger,

1. Cameras – Larry will get pricing for DVR for the cameras. Received pricing for upgraded and additional cameras for the playground as well as new DVR. Pricing not reviewed at this meeting.
2. Upgrades – Completed: The purchase and assembly of a pavilion with 2 picnic tables. 3 new trash cans purchased.
3. Fence – The Board reviewed and discussed the 4 fence proposals submitted. **Kathy made a motion to accept the fence proposal from Family Fence for a 6 foot commercial grade aluminum fence for \$14,458. Larry seconded. Motion passed with one opposed.**
4. Security Gate (fob) system – The Board reviewed and discussed the 4 proposals submitted. **Karen made a motion to accept the proposal from ISC Inc. without the bathroom option but with the playground option for \$7,341. Larry seconded. 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. Might be a good time to hand out the fobs.
2. Karen purchased some items for new homeowners and a new baby. Board advised that they would like to keep the gifts to new homeowners.

**J. Emergency Management Committee** – Larry Wissinger

1. No report

**IV. UNFINISHED BUSINESS**

- A. Removal of Fences around the ponds – Lisa to send Karen the contact at SWFTMD so she can advise them of our intention to remove the fences unless told otherwise.
- B. Newsletter – No report
- C. Complaints – Some e-mails about violations which Lisa responds to.
- D. Donation of Land from Twin Lakes Property Partnership to Twin Lakes – No update
- E. Front sign repair – Going to look at it to see if the Board can repair it.
- F. Playground equipment bolt tightening – No update

**V. NEW BUSINESS**

- A. **Lake Treatment Contractor** – Met with the contractor. Very happy with their responsiveness. Discussed grass on N side of lake and excessive lilly pads. Our permit does not allow treatment of Lillie pads, but he is going to get it amended.

**VI. DATES TO REMEMBER:**

1. **INSPECTION** – April 11th
2. **REGULAR MEETING** - April 19th
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 8:46 PM

Respectfully submitted, Lisa Deprez, LCAM Manager