

TWIN LAKES

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

Date: April 18, 2018 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:30 PM
- A. Directors present:
1. President – Jim Clark
 2. VP- Larry Wissinger
 3. Secretary- Bonni Axler
 4. Treasurer – John Pavka
 5. Kathy Clark
 6. Jim Beazel
3. Karen Mason
- B. Directors Absent:
1. Ali Erturk
 2. Terry Henry
- C. Residents present:
1. Bob DiCaire
- D. West Coast Management Co.
1. Lisa Deprez, LCAM Manager

Jim Introduced Kenneth Stewart from ISC who discussed the camera proposal. He did a brief presentation and showed a video and answered questions. The trenching was being completed today.

Larry made a **MOTION** to accept the Meeting Minutes from March as presented. Jim B. seconded the motion. The motion passed.

II. REPORTS

- A. Financial – John reviewed the financial report and noted that 3 homeowners owe most of the past due assessments.
1. **Larry made a motion to accept the paving resolution. Kathy seconded the motion. Motion passed.**
 2. **John made a motion to move \$50,000 from the operating account to unallocated reserves. Jim C seconded the motion. Motion passed.**
- B. Management – The check from Pasco County was returned pending receipt of the resolution and the documents stating the association authority to pay part of the paving. Jim will talk to Ainsley and work with WCM to get this money back to the county.

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. SWFTMD engineer Jason will be out this Friday to inspect the ponds. Still working to get Jeff out to look at the slopes. **Larry made a motion to spend \$450 to clean up the area behind Balsam Ct. Kathy seconded the motion. Motion passed.**
- C. Annual Meeting and Garage Sale –
1. No updates
- D. Landscape Committee–Fickett/Jim Clark
1. Plants, trees, mulch: Plants have been replaced.
- E. Holiday Lights
1. Bonni talked to her rabbi and had some different information. Jim will reach out to him and see what his thoughts are on re-imbusement for the menorah.
- F. Inspections Committee – Kathy Clark and WCM Lisa Deprez, Bonni Axler
1. Curb Appeal:

- a) April – Mabel Sanchez DeCano – 24147 Painter Dr.
- b) May – Sean and Andrea Yoder – 24353 Twin Lakes Dr.
- 2. Inspection was April 18th. Jim will send Lisa the sidewalk criteria.
- 3. Hearing Panel- None held

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

- 1. Jim is working to compile a list of items that need to be changed and send to Ellen for a review.

H. Pool and Playground Committee – Larry Wissinger,

- 1. Cameras – ISC gave a presentation on their system and the Board reviewed the quote provided for a camera system. **Kathy made a motion to accept the ISC quote for the camera system for \$8228.50 plus applicable sales tax. Bonni seconded the motion. Motion passed.**
- 2. Pressure cleaning – Jim received one quote. Lisa to get a quote from Gladiator on cleaning pool deck area and adding the building 2-3 times a year.
- 3. Fence – Jim is waiting to hear back on when the fence will be installed.
- 4. Security Gate (fob) system – ISC is scheduled to go to the Tampa office of WCM on Tuesday 4/24 to install the software and train employees on the system. **John made a motion to have additional issued fobs be \$10. Larry seconded the motion. Motion passed.**
- 5. Wifi – With the camera system install, the Board is researching if we can offer wi-fi to residents.

I. Social Committee – Karen Mason

- 1. Suggested pool re-opening party. Might be a good time to hand out the fobs. Karen is organizing a neighborhood watch meeting and will invite all residents through the newsletter.
- 2. Attorney advised Jim that it is OK to give out new homeowner gifts and have a neighborhood party with association monies.

J. Emergency Management Committee – Larry Wissinger

- 1. No report

IV. UNFINISHED BUSINESS

- A. Removal of Fences around the ponds –Karen to send a letter to SWFTMD so she can advise them of our intention to remove the fences unless told otherwise.
- B. Newsletter – No report
- C. Complaints – Condition of areas behind Balsam Ct
- D. Donation of Land from Twin Lakes Property Partnership to Twin Lakes –No update
- E. Front sign repair –No update
- F. Playground equipment bolt tightening – In process

V. NEW BUSINESS

- A. **Lake Treatment Contractor** – Larry gave an update on spatterdock growing in lake. Can not treat it, but the contractor is going to see if they can get permission to do so.
- B. **Need to clean out the store room by the pool**

VI. DATES TO REMEMBER:

- 1. **INSPECTION** – May 9th
- 2. **REGULAR MEETING** - May 17th
- 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 8:30 PM

Respectfully submitted, Lisa Deprez, LCAM Manager