

TWIN LAKES

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

Date: May 17, 2018 Time: 6:30 p.m. Location: 24209 Painter Dr.

- I. **Call to order:** Jim Clark called the meeting to order at 6:35 PM
- A. Directors present:
 - 1. President – Jim Clark
 - 2. VP- Larry Wissinger
 - 3. Secretary- Bonni Axler
 - 4. Treasurer – John Pavka
 - 5. Kathy Clark
 - 6. Karen Mason
 - 7. Terry Henry
 - B. Directors Absent:
 - 1. Ali Erturk
 - 2. Jim Beazel
 - C. Residents present:
 - 1. Anna Maria Wissinger
 - D. West Coast Management Co.
 - 1. Lisa Deprez, LCAM Manager

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

II. REPORTS

- A. Financial – John reviewed the financial report from the accountant and recommended changes to the summary statement. The Board is holding off on filing the lien foreclosure against account 137 until July. We resubmitted the check to Pasco County for the paving with the requested documentation.
- A. Management – 235 fobs were activated by WCM. Approximately 130 pool fobs were distributed over 3 days.

III. COMMITTEE REPORTS

- A. Architectural Committee – Kathy Clark, Terry Henry, Debbie Allison and Anna Maria Wissinger
 - 1. Kathy presented the ARC committee report. No new requests are currently open.
- B. Storm Water Maintenance Committee–Steve Fickett, Jim Clark, Larry Wissinger
 - 1. Received quote from Mueller of Superior to fix 3 of the ponds. **Bonni made a motion to accept the quote from Superior for fixing the 3 ponds. Kathy seconded the motion. Motion passed.** Vizzari cleared some of the dirt mounds behind Balsam. Jeff Beckell called Jim to follow up on re-grading that area.
- C. Annual Meeting and Garage Sale –
 - 1. No updates
- D. Landscape Committee--Fickett/Jim Clark
 - 1. A couple of the lights were torn out. Not sure if it was a mower or vandalism. Jim will mention it to Vizzari. He will also talk to Mike about trimming back the hedges when they all come in and to mow down around the lakefront to keep it clear.
- E. Holiday Lights
 - 1. No report
- F. Inspections Committee – Kathy Clark and WCM Lisa Deprez, Bonni Axler
 - 1. Curb Appeal:
 - a) May – Sean and Andrea Yoder – 24353 Twin Lakes Dr.
 - b) June – Frank Marchica – 2355 Foggy Ridge Pkwy.
 - 2. Inspection was May 9th. Jim gave Lisa the sidewalk criteria.
 - 3. Hearing Panel- None held. Planned for June 7th at the LOL Library.

- G. By-Law Committee – Jim Clark, Larry, Terry, Dean Goldsworthy, Kathy Clark and Carolyn Woodard.
1. No update.
- H. Pool and Playground Committee – Larry Wissinger,
1. Cameras – ISC has installed the cameras, but Kathy has not been able to view activity from her computer.
 2. Pressure cleaning – Completed before the fob hand outs.
 3. Fence – Work began on the fence on May 10th. Install completed.
 4. Security Gate (fob) system – ISC has been working through some issues to get the system operational. Locks were removed on the bathroom doors.
 5. Wifi –Larry asked John to contact his son to see if he would be willing to help or had any suggestions.
 6. Pool furniture – Karen to research options for adding some new furniture that is more modern to complement the new pool area upgrades.
- I. Social Committee – Karen Mason
1. Karen to pick a date to have the pool open house cook out.
- 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. (No update)
- B. Newsletter – No report
- C. Complaints – Pond behind Cross Lane. Called pond company to make sure they spray.
- 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** – Pond treatment company applied for and received a permit to treat the ponds for spatterdock and other invasive plants growing in lake.
- B. **Need to clean out the store room by the pool**
- C. Jim and Kathy Clark announced their resignation for the Board of Directors. They have sold their house and will be moving in early June.

VI. DATES TO REMEMBER:

1. **INSPECTION** – July 11th
2. **REGULAR MEETING** - June CANCELLED. July 19th is next meeting. Location TBD.
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 8:11 PM
Respectfully submitted, Lisa Deprez, LCAM Manager