

TWIN LAKES

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

Date: July 19, 2018 Time: 6:30 p.m. Location: 2344 Foggy Ridge Pkwy

I. **Call to order:** Larry Wissinger called the meeting to order at 6:35 PM

A. Directors present:

1. President (acting)– Larry Wissinger
2. Secretary- Bonni Axler
3. Treasurer – John Pavka
4. Karen Mason
5. Terry Henry
6. Ali Erturk

C. Residents present:

1. Anna Maria Wissinger
2. Joe Click

D. West Coast Management Co.

1. Lisa Deprez, LCAM Manager

B. Directors Absent:

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

II. **REPORTS**

A. Financial – John reviewed the financials.

A. Management – Lisa discussed some of the e-mail complaints about violations. The Board discussed the sidewalk issue and Larry will reach out to Ellen for her opinion. Lisa reported that approximately 70 violation letters were sent out. The Hearing panel recommendations from the June meeting were approved.

III. **COMMITTEE REPORTS**

A. Architectural Committee – Terry Henry, Debbie Allison, Bonni Axler and Anna Maria Wissinger

1. ARC report approved by the Board.
2. Curb appeal recommendation for August is Monica and Paul Oberdorfer at 24322 Twin Lakes Dr.

B. Social Committee – Karen Mason

1. Board decided on Sept. 8th for the Community Pool Party. Karen to work out details. Use this as an opportunity to get proxies.

IV. **UNFINISHED BUSINESS**

A. Landscaping update –

1. Larry met with Mike Vizarrri and asked him to do a monthly irrigation check. They will do this for \$25 per month and fix any broken heads at a small charge.
2. Reviewed the quote to remove the tall grass along the lake. **Larry made a motion to spent up to \$800 to remove the grass along the lake past the playground. Bonni seconded the motion. Motion passed.**
3. Tree lighting along Foggy Ridge – The quote for the repair of the light on the sign from the accident was turned in to Geico. **Larry made a motion to accept the quote from Power Electric to repair the lights on the trees. Ali seconded the motion. Motion passed.**

B. Pool/Playground –

1. Pool furniture – Karen found a four pack of commercial grade pool loungers. **Larry made a motion to purchase the 4 loungers for \$899. Terry seconded the motion. Motion passed.**
2. Staining picnic tables – Lisa to get a quote to stain the 4 picnic tables.
3. WiFi at the pool – Ali will see if his IT guy can install this for the Board.

- C. Storm water items-
 - 1. Engineering work completed on the ponds and SWFWMD has passed us on the inspection. Look at adding this into the budget going forward.
 - 2. Concerns brought up about the lily pads and cattails in the lake. The lake treatment company is spraying as much as allowed.
- D. Annual meeting – Date has been moved to Oct. 13th.
- E. Documents update – Board decided to move forward to engage attorney and get a quote for items that she recommends we change. Larry to reach out to Ellen.

V. NEW BUSINESS

- A. Board resignations – The Board accepted the resignations of Jim Clark, Kathy Clark and Jim Beazel. Larry Wissinger was appointed as the acting President.
- B. Muscovy Ducks – Joe Click presented his concerns about the numbers of ducks and the health concerns he has. The Board decided to engage a wildlife trapper to get a quote on having the ducks caught and relocated.
- C. Board member numbers and term – **Ali made a motion to move to 7 Board members beginning at the October annual meeting. Terry seconded the motion. Motion passed by a vote of 5 to 1.**

VI. DATES TO REMEMBER:

- 1. **INSPECTION** – August 8th
- 2. **REGULAR MEETING** - August 16th Location TBD.
- 3. **GARAGE SALE** –October 6th
- 4. **ANNUAL MEETING** –October 13th: 9:00 a.m. registration. 10:00 a.m. call to order

VII. ADJOURNMENT - Meeting adjourned at 8:31 PM

Respectfully submitted, Lisa Deprez, LCAM Manager