

# TWIN LAKES

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

Date: August 16, 2018 Time: 6:30 p.m. Location: Publix Collier 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:

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

II. **REPORTS**

A. Financial – John reviewed the financials.

1. The Board discussed the proposed budgets that were presented. **Bonni made a motion to approve the budget with a 4.8% increase to the membership in the annual mailing. Terry seconded the motion. Motion passed.**
2. Past due account – **Larry made a motion to send account number 137 to lien foreclosure with Mankin Law. Bonni seconded the motion. Motion passed.**

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 September is Calvin Tran and Linda Nguyen at 2411 Chobee Ct.

B. Social Committee – Karen Mason

1. Board decided on Sept. 8<sup>th</sup> for the Community Pool Party. Karen has ordered the shaved ice truck, tables and chairs and bounce house. Larry will work on a flier and put up signs. WCM will e-mail out the flier. Association will provide the hamburgers and hotdogs and ask people to bring a dish to share. Board members will donate use of grills.

IV. **UNFINISHED BUSINESS**

A. Landscaping update –

1. Larry to speak with Mike Vizarri about spraying vines on pine tree behind Karen's house. **Larry made a motion to have Vizzari do 4 plantings per year for \$250 each using plants of landscaper choice. Terry seconded the motion. Motion passed.**
2. Remove the tall grass along the lake – Not completed yet.
3. Tree lighting along Foggy Ridge – There are just 2 lights left to complete the repair.

B. Pool/Playground –

1. Pool furniture – Karen purchased the furniture and it looks wonderful!
2. Staining picnic tables – Staining of 4 tables complete. Turned out great.
3. WiFi at the pool – Larry is working with Ali's IT guy who thinks it can be done.

C. Annual meeting – Date has been moved to Oct. 13<sup>th</sup>.

1. Proxy process – Larry has updated the map and the Board will divide up the neighborhood. Will have proxies available at the pool party. Lisa to get the proxy to Board members.
2. Guest speaker – Mike Moore can't make it due to date change. It was suggested to ask the lake company.

D. Documents update – Quote is \$5,000-\$8,000 to update our documents. Ellen is working on the preliminary list of updates for the board to review.

E. Muscovy Ducks –The Board engaged a wildlife trapper and began the process of having the ducks caught and relocated. There were some neighbor complaints about removing them, so the association has stopped.

#### V. **NEW BUSINESS**

A. Speeding in neighborhood –Larry to get a quote from the sherrif office about getting officers to set up radar locations to help slow drivers down.

B. Sidewalks – The association is researching cost to have all sidewalks fixed and will make a plan based on the cost.

C. Menorah – WCM to send a note to rabbi about the menorah for more information.

#### VI. **DATES TO REMEMBER:**

1. **INSPECTION** – September 12th
2. **REGULAR MEETING** - September 20th Location: Publix 2121 Collier Pkwy.
3. **GARAGE SALE** - October 6, 2018
4. **ANNUAL MEETING** –October 13th: 9:00 a.m. registration. 10:00 a.m. call to order

VII. **ADJOURNMENT** - Meeting adjourned at 8:15 PM

Respectfully submitted, Lisa Deprez, LCAM Manager