

# TWIN LAKES

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

## DRAFT BOARD MEETING MINUTES

Date: September 20th, 2018 Time: 6:30 p.m. Location: Publix Collier Pkwy.

### I. **Call to order:** Larry Wissinger called the meeting to order at 6:40 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

#### D. West Coast Management Co.

1. Lisa Deprez, LCAM Manager

#### B. Directors Absent:

Bonni Axler made a **MOTION** to accept the Meeting Minutes from August with change to item under Muscovy Ducks. Karen Mason seconded the motion. The motion passed.

### II. **REPORTS**

#### A. Financial – John reviewed the financials.

1. Past due account waive interest – **Terry Henry made a motion to waive the interest for account 137. Larry Wissinger seconded the motion. Motion passed.**

### III. **COMMITTEE REPORTS**

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

1. No new ARC requests.
2. Curb appeal recommendation for October is Carlos and Maria Gonzalez at 24204 Painter Dr.

#### B. Social Committee – Karen Mason

1. Pool Party-Was a success. 40-50 people attended. Lisa will process the reimbursements for Karen, Larry and John.

### IV. **UNFINISHED BUSINESS**

#### A. Landscaping update –

1. John Pavka wanted to acknowledge the donation of fertilizer from Steve Fickett's company for several years. John spreads it around.

#### B. Pool/Playground –

1. Pool furniture – Karen purchased the chairs to add to the loungers.

#### C. Annual meeting – Date is Oct. 13<sup>th</sup>.

1. Proxy process – Larry passed out the updated the map and assigned Board members to canvas the neighborhood. Larry and Anna Maria will coordinate and track the proxies with Lisa.
2. Guest speaker – Paul Brown from FL Fish and Wildlife will be the guest speaker.

#### D. Documents update – No status

#### E. Aquatic Systems Contract renewal – **Larry Wissinger made a motion to renew Aquatic Systems contract. John Pavka seconded the motion. Motion passed.** No action required.

- F. Speeding in neighborhood –Larry spoke to the sherrif office about getting officers to set up with radar locations to help slow drivers down. This is costly and not very effective. The sheriff suggested they add us to a Directed Patrol where they will spend more time in the community as time allows. Larry will look into getting a lock box with a fob in it to put by the pool for the officers to use the restroom.
- G. Menorah– The Board has decided not to purchase a menorah for the front entrance. **Larry Wissinger made a motion that the Twin Lakes holiday decorations will be religious neutral. Ali Erturk seconded the motion. Motion passed.**

**V. NEW BUSINESS**

- A. Car business running out of home – This is a code enforcement issue and anyone observing this behavior should call Pasco code enforcement or the sheriff's office.
- B. Resurfacing the pool deck – Larry had Creative Surfacing come out and look at the wear on the deck. They provided a quote to fix the cracks and apply a new coating. **John Pavka made a motion to accept the proposal from Creative Resurfacing for \$4113.52. Terry Henry seconded. Motion passed.**
- C. Invasive vines on trees behind 2351 Foggy Rigdge – WCM to look for a company that can remove these.
- D. Grass and sand in gutters – Terry to get qotes from street cleaning companiee and send to Lisa.

**VI. DATES TO REMEMBER:**

1. **INSPECTION** – November 14th
2. **REGULAR MEETING** - November 15th 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 8:30 PM

Respectfully submitted, Lisa Deprez, LCAM