

# TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

## APPROVED ORGANIZATIONAL MEETING MINUTES

Date: December 06, 2018 Time: 6:30 p.m. Location: Pool Area

### I. **Call to order:** Lisa Deprez called the meeting to order at 6:35 PM

#### A. Directors present:

1. President–
2. Secretary- Bonni Axler
3. Treasurer – John Pavka
4. Karen Mason
5. Ali Erturk

#### C. Residents present:

1. Norm Turner
2. Missy Turner

#### B. Directors Absent: Larry Wissinger (acting President) Terry Henry

#### D. West Coast Management Co. 1. Lisa Deprez, LCAM Manager 2. Kimberly Vetzal, LCAM Manager

Ali Erturk made a **MOTION** to accept the Meeting Minutes from September 20, 2018 as presented. Karen Mason seconded the motion. The motion passed unanimously.

### II. **REPORTS**

- A. Financials – John Pavka reviewed the financials with no questions.
- B. Management – Bonni Axler gave an overview of the inspection.

### III. **COMMITTEE REPORTS**

- A. Architectural Committee – Terry Henry, Debbie Allison, Bonni Axler and Anna Maria Wissinger
  1. No new ARC requests. Bonni Axler resigned as part of the committee.
  2. Curb appeal recommendation for November and December were tabled due to the holiday.
- B. Social Committee – Karen Mason
  1. Welcome Committee – Karen Mason will continue to purchase items and be reimbursed for creating baskets for new residents to welcome them to the neighborhood.

### IV. **UNFINISHED BUSINESS**

- A. Appoint Board Members –  
President – Karen Mason  
VP – Ali Erturk  
Sec. – Bonni Axler  
Treasurer - John Pavka  
Director – Norm Turner  
Director – Allyson Pippin  
Director – Terry Henry
- B. Elect Officers - Bonni Axler made a motion to appoint the following board members. Karen Mason seconded the motion. The motion passed unanimously.
- C. Landscaping Contact - WCM will be the new contact for Vizzari Brothers.
- D. Pond – Ali Erturk with inspect the areas and inform the board at the next board meeting.
- E. Speeding – Tabled for further discussion until January BOD meeting.
- F. Sidewalk Quote for Neighborhood - Tabled for further discussion until January BOD meeting.
- G. Invasive Vines on Pines – Karen Mason will contact Vizzari Brothers and see if the vines can be sprayed by them.

H. Join PACA – The board completed the application and will renew the membership to PACA.

**V. NEW BUSINESS**

A. Quote for Pool Surface – Tabled

B. Calendar of Yearly Events – Tabled

C. Budgets/Dues Frequency – Tabled

D. Recommendations from Attorney Re: Docs – The board agreed to create a committee to handle the task for working with the attorney to revise the association documents.

E. Collections Update –

1. Lien Foreclosure on Account TL120 – Ali Erturk made a motion to proceed with foreclosure of account TL120. Karen Mason seconded the motion. The motion passed unanimously.

Collections – no longer to use CAS. Should we send to Attorney (Mankin) – Tabled

**VI. DATES TO REMEMBER:**

1. **INSPECTION** – December 11<sup>th</sup>

2. **REGULAR MEETING** - January 3<sup>rd</sup> Location: Publix 2121 Collier Pkwy.

**VII. ADJOURNMENT** - Meeting adjourned at 8:07 PM

Respectfully submitted, Kimberly Vetzal, LCAM