

TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

APPROVED BOARD MEETING MINUTES

Date: January 03, 2019 Time: 6:30 p.m. Location: Publix Meeting Room

I. **Call to order:** Karen Mason called the meeting to order at 6:38 PM

A. Directors present:

1. President– Karen Mason
2. VP – Ali Erturk
3. Secretary- Bonni Axler
4. Treasurer – John Pavka
5. Director – Norm Turner
6. Director – Allyson Pippin
7. Director – Terry Henry

C. Residents present:

1. Missy Turner

D. West Coast Management Co.

1. Kimberly Vetzal, LCAM Manager

B. Directors Absent:

No minutes were presented for approval.

II. **REPORTS**

A. Financials – John Pavka reviewed the financials with no questions.

B. Inspections – Bonni Axler gave an overview of the inspection. During the January inspection Bonni Axler and Kimberly Vetzal will notate the lifted sidewalks within the associations for discussion at the February BOD meeting.

III. **COMMITTEE REPORTS**

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

1. No new ARC requests.
2. Curb appeal recommendation for January is Jim Beazel at 24214 Painter Dr.

B. Social Committee – Karen Mason

1. Welcome Committee – No Discussion.

IV. **UNFINISHED BUSINESS**

A. Speeding – No Speed Bumps so topic is tabled.

B. Sidewalk Quote for Neighborhood – Karen Mason will speak with the association attorney for clarification on the responsibility of sidewalk repair. Homeowner vs. Association. Terry Henry will contact vendors regarding proposals for repair.

C. Quote for Pool Surface – WCM will call and schedule.

D. Invasive Vines on Pines – WCM and Karen Mason will schedule a landscape walk with Vizzari Brothers and discuss to see if this is something the landscaper can do.

E. Calendar of Yearly Events – Karen Mason proposed the following dates for 2019.

1. March 16th – St. Patrick's Day Pool Party and Meet/Greet with New Board
2. July – Patriot Dog Parade
3. September – Picnic with Inflatables
4. October – Yard Sale
5. November – Wine & Cheese Share
6. December – Decoration Contest

F. Budgets/Dues Frequency – No Discussion

V. **NEW BUSINESS**

A. Review Management Contract – Questions contact WCM.

- B. Pond/Lake Issue – The board discussed the collapsing fence in the small retention ponds.
- C. Late Fee Implementation – Tabled until Bylaws revision
- D. Bylaw Review Committee – Bonni Axler and Karen Mason volunteered to head the review committee and to contact the owners that volunteered for committees at the annual meeting.
- E. Reimbursement for Association Expenses – Karen Mason made a motion to obtain a debit card in the amount of \$500.00 and present to John Pavka to handle association expenses. Terry Henry seconded the motion. The motion passed unanimously.

VI. DATES TO REMEMBER:

1. **INSPECTION** – January 8th
2. **REGULAR MEETING** - February 7th Location: Publix 2121 Collier Pkwy.

VII. ADJOURNMENT - Meeting adjourned at 8:41 PM

Respectfully submitted, Kimberly Vetzal, LCAM