

TWIN LAKES

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

APPROVED BOARD MEETING MINUTES

Date: February 07, 2019 Time: 6:30 p.m. Location: 2351 Foggy Ridge Pkwy.

I. Call to order: Karen Mason called the meeting to order at 6:36 PM

1. 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

3. Residents present:

1. Missy Turner
2. Joe Pippin
3. Dean Goldsworthy

2. Directors Absent: None

4. West Coast Management Co.

1. Kimberly Vetzal, LCAM Manager

Karen Mason made a motion to accept the Meeting Minutes from December 6th, 2018 and January 3rd, 2019 as amended. Bonni Axler seconded the motion. The motion passed unanimously.

II. REPORTS

1. Financials – John Pavka reviewed the financials. John made a motion to move reserve interest to pool reserves. Karen Mason seconded the motion. The motion passed unanimously.
2. Inspections – Bonni Axler gave an overview of the inspections. Non-compliance for lawns in poor condition will be put on hold until the weather improves.

III. COMMITTEE REPORTS

1. Architectural Committee – Terry Henry, Debbie Allison and Anna Maria Wissinger
No new ARC requests. Norm Turner made a motion to dissolve the ARC committee and review applications at the board meetings. John Pavka seconded the motion. The motion passed unanimously.
2. Curb appeal – Terry Henry made a motion to nominate owners from April thru November only. Norm Turner seconded the motion. The motion passed unanimously.
3. Social Committee – Karen Mason
Welcome Committee – No Discussion.

IV. UNFINISHED BUSINESS

1. Sidewalk Quote for Neighborhood – During the monthly inspection it was noted that less than 20 sidewalks were in need of repair. Karen Mason shared the sidewalk information from Pasco County and the board has determined the responsibility will be on the homeowner to repair. No quotes required.
2. Invasive Vines on Pines – Karen Mason made a motion to approve the proposal from J & H Pressure Washing and Landcare in the amount of \$220.00 to remove the invasive vines on the pines in the common area. Terry Henry seconded the motion. The motion passed unanimously.
3. Pond/Lake Issue – Ali Erturk gave an update on the lake maintenance. Ali Erturk suggested having someone clean the lake for \$3,000.00-\$4,000.00 and suggested a fountain be installed. Ali Erturk mentioned a previous project regarding a deck for public access for kayaks and canoes. Karen Mason gave an overview of the previous project for a boardwalk as well.
4. Bylaw Review Committee – A date of 02.28.19 at 6:30pm at 2351 Foggy Ridge Pkwy. has been set for further discussion of the bylaws revision. The volunteers for this committee are Karen Mason, Norm Turner, Terry Henry, Bonni Axler and Allyson Pippin. Karen Mason has ask that all volunteers review the bylaws and notate any changes before the meeting. The following proposed changes were suggested anyone removed from the BOD is not qualified to serve again, No two owner's in one household can serve at once on the BOD, late fees, sidewalk repair, ARC committee and requirements and remove developer and add HOA to sections.

5. Creative Resurfacing Update – Kimberly Vetzal presented the board with a copy of the original proposal and explained that after speaking with Creative Resurfacing the grip additive was not installed. John Pavka questioned what the Sundek SunSplash Texture System with the Aggregate Coloring Effect was if not the grip additive. Kimberly Vetzal will follow up with Creative Resurfacing for clarification.
6. Debit Card – Kimberly Vetzal presented John Pavka with a \$500.00 prepaid Visa card to be used for approved association expenses. The motion passed unanimously at the 01.03.19 board meeting for approval. Upon completion of the \$500.00, receipts for purchases will be submitted to WCM for the purchase of a new prepaid card.

V. NEW BUSINESS

1. Clearview Land Presentation – A meeting has been scheduled for 02.27.19 at 4:00pm at 4351 Foggy Ridge Pkwy. Karen Mason, Ali Erturk and Kimberly Vetzal will be in attendance. Updates will be given at the 03.07.19 meeting to the remaining board members.
2. Front Gate Estimate - Karen Mason met with Florida Gate Masters and the range is from \$15,000.00-\$25,000.00 for installation at the front entrance off Foggy Ridge Pkwy. The board is concerned about room for a turn around should a gate be installed. The board discussed the need to get in touch with the owner of the property bordering the front of Twin Lakes. Ali Erturk proposed that the association attempt to lease the land for up to 99 years.
3. Sidewalk Repair – Topic was previously addressed under sidewalk quote for neighborhood.
4. Vandalism – Vandalism was reported at the playground and how the age should be changed to 10 and under. One responsible party has admitted to the damage and Allyson Pippin obtained an estimate in the amount of \$250.00 to repair the damage. Kimberly Vetzal recommended the responsible party pay the vendor directly and all future vandalism involve a police report. Karen Mason made a motion to deactivate the keyfob for anyone responsible for damage. Ali Erturk seconded the motion. The motion passed unanimously.
5. Palm Trees Trimming - Karen Mason made a motion to approve the proposal from J & H Pressure Washing and Landcare in the amount of \$625.00 to trim the 10 palm trees at the pool. Terry Henry seconded the motion. The motion passed unanimously.
6. Website Updates – Dean Goldsworthy maintains the website and will update Allyson Pippin's name to reflect the correct spelling. Association Payment Options, Approved Minutes, Calendar Events, and a Letter from the President will all be updated.
7. Instructions on Pool Security Camera – Norm Turner presented an update of the use of the security camera and instructions on how to login. A new DVR is needed for the system as well. Norm Turner will obtain a price for a license plate recognition camera.
8. Neighborhood Watch – Karen Mason would like to start this program and tabled this for further discussion at next month's meeting.

VI. DATES TO REMEMBER:

1. **INSPECTION** – Monthly
2. **REGULAR MEETING** – March 7th Location: 2351 Foggy Ridge Pkwy.

VII. ADJOURNMENT - Meeting adjourned at 9:39 PM

Respectfully submitted, Kimberly Vetzal, LCAM