



**Twin Lakes Subdivision HOA, Inc.
Board of Directors Meeting
Pool Area
July 21, 2020 at 6:30pm**

Call to order – 6:30pm

- Establish quorum – Al, John, Terry and Karen
- Proper Notice of Meeting –Yes, posted at onsite bulletin board
- Reading/dispensing and Approval of Minutes – Motion by Karen to dispense with the reading of the minutes and approve them as submitted, 2nd by Al, all in favor.

Announcements – None

Members Comments / questions – Bob McKinzey – reports pile of debris across from the lift station on Balsam Court

Property Manager's Report

Inspections – Monthly inspection to be done next week. June's inspection results – 2 new, 15 closed, 18 monitored and 30 second notices.

Common Property Maintenance & Repairs- None

ARC Requests- 4 submitted -2 approved, 2 pending approval.

Financials/Treasurer's Report- John to discuss concerns with FASB 606 - Motion by Al for John to speak to Association CPA regarding the aged account receivables being added back to the year-end financial, 2nd by Terry, all in favor.

Old Business

- Drainage updates – GA Nichols states they have completed the project, the Board does not agree. Send a letter stating the Association does not feel the job was completed as per the engineer's report provided. There is an area that is still washing out and the grading seems to still be an issue and the Board is requesting these items be addressed.
- Perfect Touch contract renewal – Send letter to vendor, the Board would like to retain their services but that is dependent on them being able to dispose of trash off site. If they are not able to then the Association will have to change vendors.
- Reserve Study- Karen spoke to Board about the Reserve study
- Signage – Tabled



- Fence around Foggy ridge pond – Per SWFMD the fence cannot be removed due to the grade of slope, will get quotes to repair.
- Sidewalks – Motion by Karen to approve ONLY the sidewalk grinding quote by BMC, 2nd by Terry, all in favor.
- Pool Lighting Certificate – Waiting on quote from Power Electric and Lighting Engineer.

New Business

- Website – Motion by Terry to renew the community website for an additional 5 years, second by John, all in favor.
- Dock Removal – Cam to check with counsel on how to address the docks on HOA property that are in need of repair, and having the owners with docks sign liability waivers.
- Pool Gate – Motion by Terry to approve an expenditure of up to \$750 dollars to have ISC install a second gate magnet to the bottom of the gate equal distance from the existing magnet, second by Karen, all in favor.
- New Landscaping – Counsel to review the Federal Grant paperwork.
- Kinney Engineering – Motion by Terry to approve an expenditure of up to \$1500 for Kinney Engineering to inspect the drainage project done by GA Nichols, and the erosion at north end of the pool area, second by AI, all in favor.
- Annual Meeting – November 7, 2020 at 10:00am. Held at the Twin Lakes Pool Area.

Agenda Items and Order subject to change

Adjournment- 8:20pm