

# TWIN LAKES

subdivision homeowners association, inc.  
A Corporation Not-for Profit  
**ANNUAL MEETING MINUTES**

**Date:** October 8, 2011 **Time:** 10:00 AM **Location:** Common Area Pool Deck

- I. **Call to order:** President Diana Palinkas called the meeting to order at 10:27 AM  
Called to order late as more proxies needed to be obtained to hold the meeting
- A. Officers present:**
1. President - Diana Palinkas
  2. Vice President - Joe Saladino
  3. Treasurer - John Pavka
  4. Secretary – Kelly Cook
- B. Members present:**
1. Dean Goldsworthy
  2. Steve Fickett
  3. Randy Cook
- C. Residents present:**  
**See Sign in**
- D. West Coast Management Co.**
1. Denise Helbig
  2. Camille Sanabria
- II. **Quorum Verification:** Denise Helbig verified a quorum had been met.
- III. **Proof of Timely Notice of Meeting** –Camille Sanabria produced an affidavit of timely notice
- IV. **Minutes:** Denise Helbig called for a motion to waive the reading of the minutes and accept them as presented. The motion was made and seconded. **All voted in favor, the motion carried.**
- V. **Reports**
- A. Financial Report:**  
Denise Helbig presented the financial statement to all (see attached) and discussed the Boards decision to not increase the dues for 2012. Denise reported that the community is fiscally sound at this time and opened the floor for any questions or concerns.
- B. Budget:**  
Denise Helbig presented the budget for 2012 and opened the floor for any questions or concerns. (see attached) Denise called for a motion to accept the budget as presented. The motion was made and seconded. **All voted in favor, the motion carried.**
- C. Board Reports:**
- John Pavka, Treasurer**, stated appreciation to West Coast Management and brought attention to the Boards action to move forward with lien foreclosure which was effective in collection of past due assessment money. John also discussed road repaving in the community and called for a volunteer to research costs.
- Joe Saladino, Vice President**, encouraged homeowners to attend the regularly scheduled Board meetings and suggested a suggestion box be placed on the property.
- Randy Cook, Director**, stated appreciation to West Coast Management and encouraged homeowners to attend the regularly scheduled Board meetings.
- Steve Fickett, Director**, brought attention to the fact that the homes in the community are looking better and homeowners are maintaining their properties better.
- Dean Goldsworthy, Director**, encouraged homeowner to keep their homes maintained. Dean discussed the security issues in the community and reported that several Deputies from the

Sheriffs Department attended a regularly scheduled meeting and strongly suggested security cameras should be installed in the general pool area. They also suggested a letter be registered with the Sheriff's Department giving permission for the Sheriff's Department to arrest trespassers. This letter was registered and cameras were installed. As a result several young adults and two juveniles were arrested for trespassing after hours at the pool area and are being prosecuted.

**D. Management Report:**

Camille Sanabria, LCAM and Diana Palinkas, President, presented the management report (see attached). Camille and Diana and the Board fielded specific questions and discussion from homeowners.

**VI. Unfinished Business**

There was no unfinished business to discuss

**VII. New Business**

**A. Election of Board of Directors**

Denise Helbig called for anyone nominees from the floor for Board positions. Three Board members terms were expired, Joe Saladino, Steve Fickett and Randy Cook. These three Board members expressed the desire to remain on the Board of Directors. Two people from the floor expressed a desire to be on the Board of Directors, Lori Jankowiak and Julie Acker. The Board of Directors agreed to add these two people to the Board of Directors to create a Board of nine members. No election was needed.

**VIII. Adjournment:** A **motion** to adjourn was made and seconded. **All voted in favor, the motion carried.** Meeting was adjourned at 11:45 AM.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 10/13/12