

# TWIN LAKES

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

**Date:** October 9, 2010 **Time:** 10:00 AM **Location:** Common Area Pool Deck

- I. **Call to order:** President Diana Palinkas called the meeting to order at 10:34AM  
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
  - B. **Members present:**
    1. Dean Goldsworthy
    2. Steve Fickett
  - C. **Members absents:**
    1. Randy Cook
  - D. **Residents present:**  
**See Sign in**
  - E. **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:** Diana Palinkas 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 fund the reserves for the roads so that a special assessment will not be needed. Denise reported that the community is fiscally sound at this time and the Board is proactive in collecting assessments.
  - B. **Budget:**

John Pavka discussed the budget and reiterated the Boards decision to fund the reserves for the road. John described the pay-as-you –go agreement with Pasco County, where Pasco County will use their equipment and the Association would furnish the supplies. The assessments will only be raised 2% for 2011. John reported that he and Dean Goldsworthy put many hours in contacting the county in order to get the trees at the entrance trimmed as well as potholes filled. John and Denise fielded specific questions from the homeowners. 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. **Management Report:**

Camille Sanabria presented the management report (see attached). Camille fielded specific questions and discussion from homeowners and Board members.

**D. Board Report:**

Dean Goldsworthy thanked West Coast Management, Diana Palinkas and the rest of the Board for the good work this year. He went on to discuss the security issues within the neighborhood.

**VI. Unfinished Business**

There was no unfinished business to discuss

**VII. New Business**

**A. Election of Board of Directors**

Denise Helbig conducted the election of the Board of Directors by secret ballot.

The Directors voted onto the Board are as follows:

Kelly Cook, Dean Goldsworthy and John Pavka

The following Directors remain on the Board of Directors for their full terms:

Randy Cook, Steve Fickett, Diana Palinkas and Joe Saladino

**VIII. Adjournment:** A **motion** to adjourn was made and seconded. **All voted in favor, the motion carried.** Meeting was adjourned at 11:47 AM.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: \_\_\_\_\_ Date: 10/8/11