

Twin Lakes Subdivision Association, Inc

A Corporation Not-for Profit

Date of meeting: **October 13, 2007**

Time of meeting: **10:00 a.m.**

Place of meeting: **Pool Cabana**

Roll call of Directors.

Ralph Tack called the meeting to order at 10:12 am. Directors: Jim Harper, Joe Saladino, John Pavka, Paul Theriault and Bob Dicaire were present as was Bill Sanborn our property manager.

3. Approval of minutes:

Joe Click made a motion that the minutes of last years Annual Meeting be approved. Jim Harper seconded the motion. The motion passed.

4. Financial Report. – John Pavka

There were no problems to be reported and that we are in excellent financial shape. It was pointed out that our accounts receivable were down significantly. John spoke to last years increase and that the Board did not want to make the same mistake that got us into the financial situation we were in then.

5. Old Business:

Ralph Tack offered a summary of the board of Directors accomplishments during the past year which included:

- the landscaping improvements to the subdivision entrance including the re-establishment of our irrigation system and the re-seeding of the grass
- the creation of a Lake Management committee chaired by Steve Fickett
- replacement of the trees vandalized in the entry way.

Ralph also asked for assistance from the community with reporting vandalism to the sheriffs office right away and that when reporting vandalism that they need to get a report number so that we can follow up. He asked for civility with the communities vendors. If you have an issue with the vendors personnel contact Management & Associates. He also appealed to the residents in attendance to refrain from using the empty lots adjacent to Foggy Ridge as a place to market their used cars.

The Curb Appeal Award was discussed. Bob Dicaire. The purpose of rewarding those making an effort and setting an example for those properties are substandard. He asked for those in attendance to nominate anyone they feel warranted the award.

Some residents expressed concern about his comments. Bob explained that they were not directed at individuals who were trying to maintain their landscaping but to those who are not making any visible effort.

Joe Click requested that the Property Manager look into the possibility of the Board of Directors having the authority to having sub-standard properties fixed at the owners' expense. Joe also brought another problem to the boards' attention. Davey Commercial Landscape has a contract to replace 150 flowering plants quarterly 75 in front of each sign at the entry to the subdivision. Currently we have only 75 plants.

The topic of the recently Speed Control sign provided by the Pasco County Sheriffs' office was discussed. We have not received any data from the Sheriff

John Pavka told the group about our infestation of potato plants. These are ferrous vines that grow at a rate of approximately 90 feet per year. They choke out existing vegetation and are basically immune to chemical spraying for eradication. John said that if a home owner found any of these plant the most effect way to eliminate them is to pull them out of the ground and throw them into the trash. He sited his experience on leaving a pod on his deck and having a 3 foot vine a week later.

Jim Merritt mentioned that he feels a "Prepare to Stop" warning sign for the Oak Grove Blvd traffic light would be a great addition to the eastbound RS 54. He mentioned that he has seen many occurrences were drivers were forced to go to the median to avoid a wreck.

7. New Business:

Election of Directors

There were four open positions on the Board of Directors available. The Property Manager announced that there had been no nominations received by mail. The following individuals were nominated from the floor and all accepted.

John Pavka

Dean Goldsworthy

Paul Theriault

Debbie Smith

Joe Click moved that the nominations be closed. Ralph Tack seconded the motion. The nominees be elected by acclamation.

8. Adjournment: Jim Harper made a motion to adjourn. Bob Dicaire seconded the motion. The motion passed. We were adjourned at 11:15 am.