

# TWIN LAKES

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

**Date:** October 13, 2012 **Time:** 10:00 AM **Location:** Common Area Pool Deck

**I. Call to order:** Denise Helbig of West Coast Management called the meeting to order at 10:07 AM

**A. Officers present:**

1. President – Joe Saladino
2. Treasurer - John Pavka

**2. Secretary – Kelly Cook**

3. Director – Steve Fickett
4. Director -Lori Jankowiak

**B. Directors present:**

1. Dean Goldsworthy
2. Conrad Boudreau
3. Julie Acker

**D. Residents present:**

**See sign in sheet**

**C. Directors absent:**

1. Vice President – Randy Cook

**E. West Coast Management Co.**

1. Denise Helbig
2. Camille Sanabria

**II. Quorum Verification:** Camille Sanabria verified a quorum had been met.

**III. Proof of Timely Notice of Meeting –**Camille Sanabria produced an affidavit of timely notice

**IV. Minutes:** A **motion** was made 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 need for a road reserve for future road repaving in conjunction with Pasco County. She then went on to explain the year to date financials and pointed out that a need to maintain the irrigation, landscaping and pond erosion were top priorities for the Board this year. 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 2013, explained the role of West Coast Management managing the business of the association and discussed bad debt line 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,** Discussed the rising water bills because of the change a water provider. John also asked for homeowner volunteers to work with the Board.

**Joe Saladino, President,** encouraged homeowners to attend the regularly scheduled Board meetings to understand the business of the community.

**Dean Goldsworthy, Director,** took a straw poll to see how many homeowners would be willing to accept a special assessment for road paving within the next year. No one there was interested.

**D. Management Report:**

Camille Sanabria, LCAM, presented the management report (see attached). Camille and Denise 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**

Two Board members terms were expired, Conrad Boudreau and Kelly Cook. These two Board members expressed the desire to remain on the Board of Directors. One person had delivered his intent to run for the board before the annual meeting, Philip Williams and one person from the floor expressed a desire to be on the Board of Directors, Atilla Palinkas. A secret ballot vote was taken. Camille Sanabria, Julie Acker and one volunteer homeowner counted the votes. Conrad Boudreau and Kelly Cook won the election and will remain on the Board of Directors.

During open forum a new idea to add a business directory to the website was suggested.

**VIII. Adjournment:** A **motion** to adjourn was made and seconded. **All voted in favor, the motion carried.** Meeting was adjourned at 11:34 AM.

Respectfully submitted,

Camille Sanabria, LCAM  
West Coast Management

Minutes approved: 10/12/13