

# TWIN LAKES

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

**Date:** October 15, 2016 **Time:** 10:00 AM **Location:** Common Area Pool Deck

**I. Call to order:** Denise Helbig of West Coast Management convened Annual Meeting at 10:25 AM.

**A. Officers present:**

1. President – Jim Clark
2. Vice President – Joe Saladino
3. Treasurer - John Pavka
4. Secretary – Steve Fickett

**C. Directors absent:**

1. Josh Nickel

**B. Directors present:**

1. Kathy Clark
2. Terry Henry
3. Randy Cook

**D. Residents present:**

See sign in sheet

**E. West Coast Management Co.**

1. Denise Helbig, LCAM
2. Lisa Deprez, LCAM

**II. Quorum Verification:** Denise Helbig verified a quorum had been met.

**III. Proof of Timely Notice of Meeting** –Denise Helbig produced an affidavit of timely notice.

**IV. Election** - There was only one vacant spot on the Board and John Pavka was running unopposed. A **motion** was made to waive the election. Motion was seconded. Motion carried unanimously.

**V. Reports**

**A. Budget:**

Denise Helbig and John Pavka presented the proposed budget for 2017. A **motion** was made to approve 2017 Budget as presented. Motion was seconded. Motion carried unanimously.

**B. Management Report:**

Denise Helbig from West Coast Management presented Management Report

**C. Board Reports**

1. **Road Paving:** John Pavka discussed Road Paving
2. **Pond:** Jim Clark briefly discussed Pond and Storm water Maintenance.

**VI. Unfinished Business**

There was no unfinished business to discuss

Open Forum – The Pasco County commissioner Mike Moore spoke at the beginning of the meeting and a representative for the Pasco County Sherriff's office spoke at the end of the meeting.

Homeowners asked questions and each owner was given up to 3 minutes to speak. Topics covered were as follows;

Speeding in the neighborhood

Parking on the streets

Dogs on the loose

(Sheriff's deputy had handouts addressing the above items)

Cutting the tree limbs overhanging owner's property

Adding a handicap spot at the pool

**VII. Adjournment:** A **motion** was made to adjourn meeting. Motion was seconded. Motion carried unanimously Meeting was adjourned at 12:00 PM.

Respectfully submitted,  
Lisa Deprez, LCAM  
West Coast Management