

TWIN LAKES SUBDIVISION ASSOCIATION, INC  
ANNUAL MEMBERSHIP MEETING  
OCTOBER 18, 2008

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**CALL TO ORDER:** The meeting was called to order at 10:00 a.m. by the Association's President Mr. Paul Theriault.

**PROOF OF NOTICE:** Mr. Sanborn, the Association's Manager, produced his affidavit that all unit owners were duly noticed in accordance with law and the Twin Lakes documents to hold an Association membership meeting and to simultaneously hold a Board of Directors meeting. Mr. Theriault acted as Chair for both meetings.

**CERTIFICATION OF PROXIES:** Mr. Sanborn counted and certified persons in attendance by proxy: 19

**CERTIFICATION OF PERSONS ATTENDING IN PERSON:** Mr. Sanborn polled the sign-in sheet and certified the number of unit owners attending in person: 27

Document quorum requirement for attendance at a membership meeting – in person or by proxy - is 78.

Members present by proxy: 19

Members present in person: 27

Total: 46

**QUORUM:**

Since there were a total of 46 present in person and by proxy, a quorum was not achieved. The Chair adjourned the membership meeting to a future date to be announced when a quorum may be achieved.

After adjournment of the membership meeting, Mr. Paul Theriault, the Board President discussed the following issues with those members who attended in person.

- Election of Directors: Since there was no quorum, no election was held. However, only one unit owner filed a Notice of Intent to run for the Board and would have been automatically seated as there were 2 open positions. The would-be candidate was not in attendance and so Mr. Theriault read the notice and background of Jamie Woolwine to those gathered. Mr. Sanborn was instructed to contact Mr. Woolwine and inform him of his appointment to the Board.
- Landscaping: Mr. Theriault thanked Lori Hall and Joe Click for their efforts this year. Paul asked Joe Click to identify the volunteers. Joe recognized Mr. Melvin Ziegler for his constant attention to the entryway. Also mentioned Louise James, Dean Goldsworthy, John & Debbie Smith, Mohamed Fouda, Dean Goldsworthy and his daughters. John Pavka's effort to obtain the matching funds State grant was also mentioned.
- Speed bump study: After a lengthy effort on the part of the Board and

individual unit owners living on Foggy Ridge Parkway to have a speed bump installed just south of the pool entrance street, Pasco County has determined that there is not enough traffic to meet its guideline for installing a speed bump. Several attendees expressed their disagreement with the county's decision and pledged their continued effort to get the speed bump installed.

- 2009 budget: With regard to the 2009 operating budget that was just approved by the Board, Ms. Merritt asked why an increase in assessments was approved when the 2008 budget column indicated that spending would be less than the budgeted amount for 2008. It was explained that the column to which Ms. Merritt referred is not an actual figure but an estimate of expected expenditures through the end of 2008 based on the expense level for each category over the first 6 months of operation. The actual figures will not be known until all of the 2008 invoices are received and paid in January. Some categories will come in below the estimate – others will come in over the estimate. In any event, the 2009 budget figures had to be considered based on the projected cost in 2009 for each category, some of which will be significantly higher than in 2008.
- Rules and Regulations: At the instruction of the Board, Mr. Sanborn, the Association Manager, composed a set of draft rules and regulations to more accurately clarify the provisions of the Declaration of Covenants, Conditions and Restrictions and thus their understanding to the community
- Deed restriction violations: Discussion ensued about violation letters received by individual owners. Some members expressed their dismay at the threatening tone of most violation letters. Mr. Theriault explained that the intent of the letters was not to threaten or to intimidate but to get the attention of the unit owners and to motivate the unit owner to comply with the deed restrictions. Mr. Theriault emphasized that the Board is not without heart in the matter but stressed the importance of communicating with the Board's Manager when a violation letter is received to show that the unit owner is not ignoring the Board's attempt to ensure compliance. Mr. Sanborn was instructed to forward a copy of the violation letters to the Board for review.
- Website: Mr. Theriault informed the assemblage that the Association now has a website that has been constructed through the concentrated efforts of Dean Goldsworthy. Unit owners may sign on at [www.tlhoa.com](http://www.tlhoa.com).
- Security enhancements: Discussion ensued about the continued vandalism at the pool house and what could be done to alleviate the problem. Mr. Theriault stated that several alternative projects were being reviewed by the Board to make the area more secure.

## **SATURDAY – NOVEMBER 22, 2008 – RECONVENING OF THE ANNUAL MEMBERSHIP MEETING.**

The reconvening of the October 18<sup>th</sup> Annual Membership meeting was called to order by the president of the Board of Directors, Paul Theriault at 10:00 a.m. Mr. Theriault acted as Chair.

**PROOF OF NOTICE:** The continuance of the October 18<sup>th</sup> meeting was posted on the common property at least 48 hours prior thereto.

**CERTIFICATION OF PERSONS ATTENDING IN PERSON:** Mr. Sanborn polled the sign-in sheet and number of valid proxies. Members present in person and by proxy: 81. A QUORUM was established to conduct business.

### **ITEMS DISCUSSED:**

Resignations: Mr. Theriault announced the following resignations from the Board of Directors.

- Mr. Dicaire, Secretary, filed a written resignation from the Board.
- Ms. Debbie Smith, having failed to attend the requisite number of meetings, has resigned by operation of the documents.

Nominations for members of the Board of Directors: Chair called for nominations from the floor for candidates to run for the vacant positions on the Board. There were none. Mr. Goldsworthy will post the vacant positions on the website and ask for volunteers.

Budget: Chair placed the budget for fiscal 2009 on the floor and called for a vote of the membership assembled for approval or disapproval. By majority vote, the 2009 budget was approved.

Rules and Regulations: Discussion ensued about the draft Rules and Regulations that appear on the website. Mr. Sanborn explained that the rules have been forwarded to Association Counsel for review. Upon receipt of counsel's comments, the Rules will be presented at a board meeting in 2009 for approval by the Board of Directors.

Lawn Sodding: discussion ensued about the condition of lawns throughout the community. Mr. Theriault pointed out that due to the moratorium against the sodding of residential lawns placed on Pasco County by the South West Florida Water Management District, all violation letters calling the complete resodding of lawns may not be enforced until the moratorium is lifted.

Problems with pets: Discussion ensued about the failure of some pet owners in the community who permit their pets run loose or who do not clean up after the pet. Unit owners who have a complaint about a neighbor's pet were directed to contact the Pasco County Animal Service Center. Complaints will be responded to.

Landscaping:

- ❖ Front Entrance: Mr. Click announced that the landscaping volunteer group will be putting in Christmas Flowers for the Season.
- ❖ Playground: Mr. Click announced that enough volunteers have come forth to assist with the re-mulching of the play ground. There will be a considerable savings to the Association to have volunteers spread the mulch.

Band Issue: Discussion ensued as to the playing of the band at the corner of foggy Ridge Parkway and Cross Lane. There has been a complaint from one unit owner about the band creating a nuisance in the neighborhood. The Pasco County Code Enforcement Office was called to take decibel readings. According to the Code Enforcement personnel, the readings indicate that the noise level does not exceed the level permissible under the code. On instructions from the Board, Manager is sending out letters to 11 of the surrounding residences to ascertain their position on the matter. The issue will be on the agenda at a future board meeting.

**ADJOURNMENT:** There being no further business to come before the members present, it was moved by Mr. Pavka and seconded by Mr. Meyerhoff that the meeting stand adjourned. Motion carried. The meeting was adjourned at 11:10 a.m.

Written by:

Approved by:

William E. Sanborn, LCAM  
Management & Associates

Paul Theriult, President  
Twin Lakes Subdivision Association