

**TWIN LAKES HOA BOARD MEETING
AT 24209 PAINTER DR
JULY 29TH 2015**

Meeting called to order at 6:37 p.m. by Pres. Randy Cook

Board members present: Randy Cook, David Meyer, John Pavka, Kelly Cook, Steven Ficket, Jim Clark, Kathy Clark

Guests Present: Lydia Spriggs, WC Mgt.

Homeowners: Ben & Dana Wilson, Jim Beazel, Dean Goldsworthy (TLHOA Webmaster)

Approval of Minutes of June 17, 2015- Randy Cook motioned to except the minutes submitted by Lydia Spriggs of WCMgt.

Seconded by Steven Fickett. All agreed...motion passed.

BUDGET:

Randy Cook brought up the fact that the budget had to be approved 1 month before it was mailed out to the residence. So you would think this would mean the August meeting would have to be the budget meeting. So any changes could be made. Then the mailing in September to residence for review. The annual meeting will be in October at the pool area.

Financial Report:

Balance sheet presented by John Pavka treasurer.

We are good on the reserve for paving \$193,000.00

Web domain renewal \$525 or so for 5 years. Randy made the motion to approve the funds and Steve second the motion....all approved. Dean Goldsworthy will get the billing and submit it to WC Mgt.

Alliance Bank is a much better bank....\$700 in interest per John Pavka. Online banking only but they do have a rep if needed.

Liens and delinquency - HOA Fees

Lydia will scan attorney descriptions of the procedure of a lien for our review. We have so many that are delinquent.

We can then ask them any questions.

There are way too many that are over \$1,000 over due.

There are new laws coming into effect, the HOA can fine them for violations!

COMMITTEE REPORTS:

ARC: One was misplace in May. John Pavka had the submittal for the roof for Henry's on Balsam CT. It is being installed today 7-30-2015 as approval was voted on at the meeting and texted by Lydia.

Pool- the company doing it now Pool Service of Ct. FL (name being used for another co.) GPS...they are doing fine and will redo the contract in their GPS name.

Lake & Ponds - very low- Ben & Dana Wilson were here as concerned lake side homeowners. Steven Fickett gave an overview of SwiftMud conversations about the wells and permit of FGUI drawing out to much water. They will have to resubmit for a new permit. Jim Clark had printed out the permits and charts of the water usage, phone conversations by Joe Saladono.

John Pavka went over the past trouble with Mad Hatter drawing out ground water. He thinks FGUI are doing the same and selling us for ground water.not the aquafer water. A committee was formed headed by Steven Fickett,....also Jim Clark, Joe Saladino, David Meyer, John Pavka....Jim Beazel will help with his golf buddy that is second man at SwiftMud. David Meyer will e-mail the Pasco Commissioner to maybe come to the August meeting.

Also about the weeds and cattails in the lake.

Dana had some great ideas from their lake at work.

We have approved the contract for Gulf Coast to work on the lakes \$4800 with the shield and pulling up for vegetation.

LANDSCAPING: Steven Fickett would work with Vazzari Brothers to make sure the mowing, weeding and spraying is done. Try to stay with them a while longer. He is going to highlight the sub. Map and make sure they know what to mow. They seem to use different crews from time to time. Not picking up the trash....

Steve Fickett is approved for \$500 to replace plant 2 new trees along the entry. A white crape myrtle and an angle trumpet tree.

Paving: Jim Clark did a detailed report and asked that it be attached to the April or May meeting notes. We should hear something from the country in 2 months where we are in the project. We are on track with paving reserves to have over \$200,000 to offset the impact to the homeowners.

Dog Park: maybe use the side area between the pool and the lake.....but we are checking with the attorney to see about liability. We revisit this issue.

Social Media report done by head: David Meyer.

We need all board members to at least be on there and look at the page. David needed the names printed out for marking off as residence. Jim said we can look them up on the public tax records but it would not show renters.

We did have our committee meeting 7-1-15 and David took the lead on developing the group page and he has done a great job. See notes from our meeting.

New business: Dean Goldsworthy asked if we can get a street sweeping through the Pasco

County?

I don't know who they asked to do that.....guess it would be Steven Fickett....Landscaping.

Dean also asked if there was any recourse for his neighbors not mowing?

Kathy Clark asked what we can do about soliciting in our neighborhood.

Lydia said to get their cards and license and give them to her.....she could contact them.

Next meeting tentatively set for Publix on August