

**TWIN LAKES HOA BOARD MEETING
24209 PAINTER DR
AUGUST 20TH, 2015**

Meeting called to order: at 6:40 p.m. by Pres. Randy Cook

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

Guests Present: Lydia Spriggs, West Coast Mgt.

Homeowners: none present

Approved Minutes of meeting for July 27, 2015 - David Meyer made a **motion** to accept the minutes with changes. Steven Fickett **seconded** the motion. Motion passed unanimously.

REPORTS:

Financial- Balance sheet presented by John Pavka treasurer. The reserves are on track for all projects projected into 2016 budget.

Management-

Pool Service of Central Florida – The board approved giving them a new contract at the July TLHOA meeting. The board went over the contract on the pool service with some changes to scope of work it would be approved.

Budget Meeting: Budget was review by the board and management team.

A **motion** was made by John Pavka to except the budget for 2016 as submitted by West Coast Management with an increase of the due by \$1 per resident per quarter.

The **motion was seconded** by David Meyer. The board voted 6 affirmative and 1 negative votes to approve the Budget as amended. The budget will be mailed to homeowners in time to review before the annual meeting October 24.

COMMITTEE REPORTS:

ARC: Report submitted and approvals will be sent.

Pool Company: Affordable Locks replaced the lock and repaired the gate to the playground. Jim Clark made the **motion** to approve a maximum of \$350 to pay Affordable Lock for the repairs. The **motion** was seconded by Kelly....all were in favor. Invoice will be sent directly to West Coast.

Lake & Ponds: Twin Lake will be treated for the weeds and cattails by Gulf Coast. It will be monitored by Pond & Lake Committee.

LANDSCAPING: Steven Fickett continued the contract with Vazzari Brother.

Next meetings -September 17 @ 24209 Painter Dr. Annual meeting to be held at the Community pool on October 24, November meeting TBD.

Meeting adjourned at 7:40 p.m.