

# TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

## DRAFT BOARD MEETING MINUTES

Date: March 07, 2019 Time: 6:30 p.m. Location: 2351 Foggy Ridge Pkwy.

### I. Call to order: Karen Mason called the meeting to order at 6:43 PM

- |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                  |
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| <ol style="list-style-type: none"><li>1. Directors present:<ol style="list-style-type: none"><li>1. President– Karen Mason</li><li>2. VP – Ali Erturk</li><li>3. Secretary- Bonni Axler</li><li>4. Director – Norm Turner</li><li>5. Director – Allyson Pippin</li></ol></li></ol> | <ol style="list-style-type: none"><li>2. Directors Absent:<ol style="list-style-type: none"><li>1. Terry Henry</li><li>2. John Pavka</li></ol></li><li>3. Residents present: None</li><li>4. West Coast Management Co.<ol style="list-style-type: none"><li>1. Kimberly Vetzal, LCAM Manager</li></ol></li></ol> |
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Karen Mason made a motion to accept the Meeting Minutes from February 7<sup>th</sup>, 2019 as amended. Allyson Pippin seconded the motion. The motion passed unanimously.

### II. REPORTS

1. Financials – Kimberly Vetzal gave a report on the financials in the absence of John Pavka. No action needed.
2. Inspections – Kimberly Vetzal reported that half of all non-compliance violations were closed during last month's inspection. Inspection dates will also change each month.

### III. COMMITTEE REPORTS

1. Architectural Committee –  
24423 Painters Dr.- Exterior Paint – Approved with no stipulations.  
24458 Painters Dr.- Exterior Paint – Approved with no stipulations.  
24410 Twin Lake Dr. – Patio Section Addition – Approved with no stipulations.
2. Curb appeal – April thru November only.
3. Social Committee – Karen Mason  
Welcome Committee – Karen Mason gave an overview of the welcome items presented to new owners.

### IV. UNFINISHED BUSINESS

1. Sidewalk Quote for Neighborhood – No discussion. Documents will be revised to reflect responsibility of the sidewalks will be on the owner.
2. Invasive Vines on Pines – No discussion. Work was completed and invoice approved for payment.
3. Pond/Lake Issue – Tabled by the board until a later date for discussion.
4. Bylaw Review Committee – The committee met on 02.28.19 and revision of all documents is underway. Norm Turner mentioned that leasing restrictions should be addressed in the new documents and that all association documents should be reviewed for revision and not just the Bylaws.
5. Creative Resurfacing Update – Kimberly Vetzal explained after speaking with Creative Resurfacing the Sundek SunSplash Texture System with Aggregate Coloring Effect in the original proposal was in fact not the grip additive. Ali Erturk made a motion to approve the \$1,250.00 proposal for the application of the grip additive by Creative Resurfacing. Norm Turner seconded the motion. Motion passed unanimously.
6. Clearview Land Presentation – Ali Erturk gave an overview of the meeting with Clearview Land Developer. The project proposes 280 luxury apartments with rent starting at \$1,800.00, a masonry wall will be constructed to separate Twin Lakes and the apartments, no 2 story buildings will be erected less than 75 feet from the property line, and retail space will also be part of the development.
7. Front Gate Estimate - Karen Mason met with Florida Gate Masters and received a proposal for around \$34,000.00 to install a gate system. Tabled by the board until a later date for discussion.

8. Vandalism – Allyson Pippen reported the vandalism at the pool has been repaired and the responsible party has paid for the damages directly to the vendor.
9. Palm Trees Trimming - No discussion. Work was completed and invoice approved for payment.
10. Website Updates – Dean created a pop up for the website to alert owners of important information when they log onto the site. The board found the pop up alert is not working and Kimberly Vetzal will follow up with Dean to notify him of the issue.
11. Neighborhood Watch – Karen Mason has scheduled a Crime Prevention meeting with Dept. Bizetto for Tuesday, 03.26.19 at 6:30pm at the pool. Karen will request Dean to post on the website and notices will be posted by Allyson Pippen.

**V. NEW BUSINESS**

1. St. Patrick's Day Pool Party and Meet/Greet with New Board – Karen Mason gave an update on the planning for the event. Karen has purchased decorations, prizes for games, 4 trays of cornbeef sandwiches and sauerkraut, chips, beverages and hats for the BOD members to wear to identify them.
2. Authorized Repair Amount for President – Bonni Axler made a motion that Karen Mason has the authority to approve emergency repairs up to \$500.00. Norm Turner seconded the motion. Motion passed unanimously.
3. Social Committee Funding – Ali Erturk made a motion to allocate \$1,500.00 from General Maintenance to Social Committee expense. Norm Turner seconded the motion. Motion passed unanimously.
4. Street Sweeper – Tabled by the board until a later date for discussion due to Terry Henry's absence.
5. July 4<sup>th</sup> BOD Meeting – The 07.04.19 BOD meeting has been rescheduled for 07.09.19 at 7:00pm.
6. Pool Fence Repair – Ali Erturk made a motion to approve the Family Fence proposal in the amount of \$395.00. Karen Mason seconded the motion. Motion passed unanimously.
7. License Plate Recognition Camera – Norm Turner will obtain proposals to present to the BOD at the meeting on 04.04.19.
8. Meeting Times – The BOD unanimously agreed to move the meeting times to 7:00pm starting with the April BOD meeting.

**VI. DATES TO REMEMBER:**

1. **INSPECTION** – Monthly
2. **REGULAR MEETING** – April 4<sup>th</sup> Location: 2347 Foggy Ridge Pkwy.

**VII. ADJOURNMENT** - Meeting adjourned at 8:56 PM

Respectfully submitted, Kimberly Vetzal, LCAM

Approved  
at April 4 2019  
meeting

*[Handwritten Signature]*