

TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

PROPOSED BOARD MEETING MINUTES

Date: April 4, 2019 Time: 7:00 p.m. Location: 2347 Foggy Ridge Pkwy.

- I. **Call to order:** Karen Mason called the meeting to order at 7:01 PM
 - A. Directors present:
 1. President– Karen Mason
 2. VP – Ali Erturk
 3. Secretary- Bonni Axler
 4. Treasurer – John Pavka
 5. Director – Allyson Pippin
 6. Director – Terry Henry
 7. Director – Norm Turner
 - B. West Coast Management Co.
 1. Marty Burke, LCAM
- II. **MINUTES:** Ali Erturk made a motion to approve the minutes of the March 7, 2019 meeting as presented. Bonni Axler seconded. Motion passed unanimously.
- III. **REPORTS**
 - A. Financials – John Pavka reviewed the financials with no questions.
 - B. Inspections – Discussion held regarding TL151. Norm Turner made a motion to ask the lawn care service to maintain this property (maintain front and mow back on a monthly basis) to be billed back to homeowner. Ali Erturk seconded. Motion pass unanimously.
- IV. **REPORTS**
 - A. Architectural Committee –
 - B. Social Committee – Karen Mason
 1. Neighborhood Watch Committee – Some Board members recently attended a presentation. Board discussed starting a committee and joining the county neighborhood watch program. Tabled until Board has more information.
 2. Social Committee – approximately 35 residents attended for the St. Patrick’s Day pool party.
- V. **UNFINISHED BUSINESS**
 - A. Boardwalk Plan – During the last social, a poster of optional community projects was posted. The Boardwalk received the highest votes. Norm Turner to write up his ideas for this area and present to Board. Decision tabled until more discussion at next meeting.
 - B. Storm Drains – WCM to call Pasco County Roads & Bridges to request the storm drains be cleaned out.
 - C. Security Cameras – Proposal for installation of license plate cameras was discussed. Karen Mason made a motion to install the license plate recognition cameras at the entrance. No second. Motion died and discussion tabled to next meeting.
 - D. Pool Furniture – Ali Erturk made a motion to approve \$1500 for the purchase of additional pool furniture. John Pavka seconded. Motion passed unanimously.
- VI. **NEW BUSINESS**
 - A. Pool Area – WCM to call the pool cleaning company and request they wipe down the pool furniture and clean the pool deck once per week as part of their normal duties.
 - B. Pool Drain – WCM to call plumber to get pricing for new drain in the corner by the pool shower.
 - C. Pool Pump Cover – John Pavka made a motion to purchase a new pump cover. Ali Erturk seconded. Motion passed unanimously.
 - D. Fence – Karen Mason announced Terra Bella would not assist with the completion of the fence between the two communities. Discussion held on options for extending the fence with a

natural hedge of bougainvillea plants. WCM to get pricing for bougainvillea, recommendations on other native plants that may work, and price to extend the fence with matching material.

VII. ADJOURNMENT - Meeting adjourned at 8:50 PM

Respectfully submitted, Marty Burke, LCAM

approved at 4/4/19 meeting
[Signature]