

TWIN LAKES

subdivision homeowners association, inc.
A Corporation Not-for Profit
PROPOSED BOARD MEETING MINUTES

Date: May 2, 2019 Time: 7:00 p.m. Location: Publix Meeting Room

- I. **Call to order:** Karen Mason called the meeting to order at 7:07 PM
 - A. Directors present:
 1. President– Karen Mason
 2. VP – Ali Erturk
 3. Secretary- Bonni Axler/conf call
 4. Treasurer – John Pavka
 5. Director – Allyson Pippin
 6. Director – Terry Henry
 - B. Directors Absent: Norm Turner
 - C. Residents present:
 1. None
 - D. West Coast Management Co.
 1. Denise Helbig and John Romano
LCAM
- II. **MINUTES:** No minutes were presented for approval.
- III. **REPORTS**
 - A. Financials – John Pavka reviewed the financials with no questions.
 - B. Inspections – Bonni Axler gave an overview of the inspection. Ali Erturk made a motion for WCM to send out Spring Letter via Email to members and to post to website. Karen mason seconded motion. Motion carried unanimously.
- IV. **REPORTS**
 - A. Architrectural Committee – Terry Henry, Debbie Allison and Anna Maria Wissinger
 1. No new ARC requests presented however ARC process discussed.
 - B. Social Committee – Karen Mason
 1. Welcome Committee – Karen Mason reported several new homewoners in community
 - C. Management Report - Denise Helbig, presented the Management Report with discussions on High water bill fdue to pool company error. Also discussions about gate repair and payment.
- V. **UNFINISHED BUSINESS**
 - A. 2237 Tinder Court–
 - B. Collapsing Fence in Small Retention Pond – Discussion tabled until the Board has more information.
 - C. Sidewalks – Karen Mason presented attorney opinion on association maintenance of sidewalk. WCM to secure two proposals for sidewalk maintenance for the Board to review at a upcoming meeting.
 - D. Pool Deck – Bonni Axler made a motion to accept the proposal for the pool resurfacing to ensure it is slip resistant cost not to exceed \$1300.00. Ali Ertuck seconded motion. Motion carried unanimously.
 - E. Pool Furniture – Order has bee completed, scheduled to arrive soon.
 - F. 2234 Tinder Court – Discussion of foreclosure and clean up at and emails from neighbors. WCM sent certified letter to have homeowner do repairs or have association do it at homeowner expense. Homeowner is cleaning up property.
- VI. **NEW BUSINESS**
 - A. Camera Estimate – Karen Mason to find out more information concerning the current panel and options for additional cameras. Discussion tabled.
 - B. Fence – Ali Erturk made a motion to approve the installation of an 8ft chain link fence smaller mesh product with price not to exceed \$2750.00. Terry Henry seconded motion. Motin carried unanimously.

- C. Clubhouse Remodel – Discussion of cleaning service adding additional services. WCM to contact vendor. Discussion of future clubhouse remodel. WCM to contact a contractor to begin discussions.

VII. DATES TO REMEMBER:

1. **NEXT MEETING** - June 6, 2019 Location: Publix 2121 Collier Pkwy.

VIII. ADJOURNMENT - Meeting adjourned at 8:30 PM

Respectfully submitted, Denise Helbig, LCAM

approved at may 2, 2019 meeting
