

TWIN LAKES

subdivision homeowners association, inc.
A Corporation Not-for Profit

PROPOSED BOARD MEETING MINUTES

Date: June 4, 2019 Time: 6:30 p.m. Location: Twin Lakes Community Pool

- I. **Call to order:** Karen Mason called the meeting to order at 6:35 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. Residents present:
1. Patrick Cavanagh
 2. Bob DiCaire
 3. Lisa DiCaire
 4. Debra Smith
- C. West Coast Management Co.
1. Denise Helbig and Jerilyn Smith
LCAM
- II. **MINUTES:** Minutes for April had a few corrections. Once corrected, Ali Erturk made a motion to approve the minutes of the April 4, 2019 meeting as presented. Norm Turner seconded. Motion passed unanimously. Minutes of the May meeting had a few corrections. Once corrected, Ali Erturk made a motion to approve the May 2, 2019 meeting minutes. Terry seconded. Motion passed unanimously.
- III. **REPORTS**
- A. Financials – John Pavka reviewed the financials with no questions. He requested that WCM send financials be sent 48 hours ahead of the meeting—this is inclusive of the reports WCM sends on the 15th of the month.
- B. Inspections – Bonni Axler gave an overview of the inspection with no further comments. A lawn of the month is due to be selected and will be selected by lottery. WCM discussed how third party will be visiting communities in which to conduct drivethroughs.
- C. Monthly Meetings – Motion placed to move meetings to the third Tuesdays in the month. Karen Mason made the motion for the meetings to be moved. Ali Erturk seconded. The motion passed unanimously.
- IV. **REPORTS**
- A. Architectural Committee – All Board Approval
1. 2237 Tinder was approved prior which a letter will be sent.
- B. Social Committee – Karen Mason
1. Patriotic Pet Parade will be in July. The date to be determined.
- V. **UNFINISHED BUSINESS**
- A. Sidewalk Resurfacing – A third quote will need to be derived being Creative Resurfacing provided a quote that was not descriptive of the scope of work. Precision Sidewalk Safety provided a quote that would absorb reserves. Additional quotes to be derived.
- B. Pool Deck Resurfacing – It is agreed upon the Board the work done by Creative Resurfacing is not up to standards. WCM reaching out to a higher superior at Creative Resurfacing to have the work corrected. Otherwise, a certified dispute letter will be sent contesting paying the invoice.
- C. Fence Installation – Karen Mason stated that in order for the fence to be installed Vizzari Brothers must cut by the conservation area. She has been contacting SWFWMD to assist with the zoning matter.
- D. Pool Company – Pool cover has been received but pool pump is still not repaired. WCM to reach out to pool vendor to correct as soon as possible.
- E. Routinized Community Services – Karen Mason discussed having semi-annual pressure washing of pool area, annual trimming of palm trees, and annual storm drain cleaning.
- F. Andy Scaglione Ali Erturk has not heard from Any Scaglione which he was provided an additional number for outreach.

VI. NEW BUSINESS

- A. Camera Estimate – Norm Turner brought up flock cameras for license plate recognition. Discussion tabled.
- B. Pool FOB – Karen Mason brought up how pool activity is getting suspicious and unlawful. WCM will be speaking with vendor who controls FOB access to disable FOB's between 10:00 pm-7:00 am.
- C. Plumbing – Norm Turner brought up contacting a plumbing company to install a drain under the shower head. WCM to obtain two quotes.
- D. Clubhouse Remodel – Maintenance Doctor will be meeting with Karen Mason to arrange the remodel of the clubhouse.
- E. Meeting Space – Board brought up possibly meeting at The Church of Myrtle Lake. WCM will check hours if conducive to Board.
- F. Pool Lift – Bonni Axler brought up about having a pool lift installed at the pool. Karen Mason suggested that Bonni seek quotes and bring to the next Board meeting.

VII. DATES TO REMEMBER:

- 1. **NEXT MEETING** - July 23, 2019 Location: Twin Lakes Community Pool.

VIII. ADJOURNMENT - Meeting adjourned at 7:55 PM

Respectfully submitted, Jerilyn Smith, LCAM

*approved at June 4, 2019
meeting*

