

TWIN LAKES

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

PROPOSED BOARD MEETING MINUTES

Date: August 27, 2019 Time: 6:30 p.m. Location: Twin Lakes Community Pool

- I. **Call to order:** Karen Mason called the meeting to order at 6:40 PM
- A. Directors present:
1. President– Karen Mason
 2. VP – Ali Erturk
 3. Secretary- Bonni Axler
 4. Director – Allyson Pippin
 5. Director – Terry Henry
 6. Director – Norm Turner
- B. Residents present: David Nichols, Rick Spencer
- C. West Coast Management Co.
1. Jerilyn Smith LCAM
- D. Directors absent:
1. Treasurer - John Pavka
- II. **MINUTES:** Minutes were approved with no corrections. Karen Mason made the motion to approve the 7/9/19 minutes. Norm Turner seconded the motion. Motion passed unanimously.
- III. **PRESENTATION:** Matthew Rihs and Mike Sweet from FGUA took a few minutes to speak about the reclaimed water changes.
- IV. **REPORTS**
- A. Financials – Financials review was tabled due to John Pavka's absence.
- B. Inspections – CCR report was presented. Many improvements in the violations.
- C. Bankruptcies & Foreclosures – Alliance CAS provided an invoice from their attorney, Florida Community Law Group, PL. in the amount of \$900. Ali Erturk made the motion to approve the invoice to complete the foreclosure process of Lot 89. and seconded by Norm Turner. The motion passed unanimously. The invoice to be sent to Karen Mason for signature by DocuSign.
- D. ARC Request – Lot 229 has been painted an exterior paint color which had little difference from the original color submitted to the Board. Karen Mason conditionally approved the ARC request on the basis that the original paint color submitted needs to be toned down. A few Board members felt the color was undesirable yet the homeowner should have submitted the new color prior to the approval. WCM will be reviewing the bylaws to see if approved exterior paint colors can be implemented for this not to occur going forward.
- E. Social – Pet Parade was on July 13th from 10:00 am-12:00 pm. Softee the King and Pet Supplies Plus was in attendance. Turnout was poor due to weather and conflicting times posted. Annual Community Yard Sale will be held on October 5th. Annual Community Picnic will be September 21st. Ali Erturk will order a banner that can be used for future events.
- V. **UNFINISHED BUSINESS**
- A. Sidewalk Resurfacing – Rose Paving has subcontracted Curb King to conduct the sidewalk resurfacing without notifying the Board. Contractually work was to be completed in 3 days(August 21-23). Chamma, the foreman of the job, stated that the work was to continue all week (August 26-29). WCM has received many complaints from homeowners due to the inefficiency of this job. The Board and WCM will monitor and withhold payment until work is satisfactorily completed.
- B. Storm Drain Cleaning – GA Nichols has not been forthcoming with availability for servicing the storm drains. Roads and Bridges is on backlog with requests until or around October 18th. Superior Land Solutions has been responsive and has previously serviced the community so Norm Turner made the motion to approve the Superior Land Solutions quote. The motion was seconded by Terry Henry. The motion passed unanimously. The approved proposal for Superior Land Solutions will be held. The Board will direct if Roads and Bridges can come sooner or not.
- C. Calendar for Routinized Work – A monthly calendar will be created to track vendors servicing the community which includes the following services below.
1. Pressure Washing – Twice a year

2. Palm Tree Trimming – Twice a year
 3. Storm Drain Cleaning – Quarterly
 4. Front Entrance Landscaping – Quarterly (plants)
 5. Lake Service – Monthly
 6. Playgrounds (mulching) – Twice a year
 7. Street Cleaning – This will be presented at the annual meeting
- D. Landscaping – Due to the disappointing landscape at front signs, BOD will solicit new landscaping bids.

VI. NEW BUSINESS

- A. Budget Workshop – The budget meeting will be held September 4th at Ali Erturk's home. The time will be at 6:30 pm.
- B. Annual Meeting – October 12th at 10:00 am at the Twin Lakes Community Pool.
- C. Hearing Panel Members – Process was explained to David Nichols and Ricky Spencer of how to conduct the hearing panel. They are only to offer their unbiased decision which would be forwarded to the Board. Ultimately, the Board will render the decision to fine, dismiss, or extend time to resolve.
- D. Re-zoning/Public Hearing –AG Spanos and Clearview Land Design, a builder, is looking to erect a mixed use planned unit development towards the front along CR-54. The rezoning of this project must go through the County Commission. Some board members will be meeting with County Commissioner Mike Moore to discuss his plans and vision for this property. On September 5th, there will be a hearing which the Board is asking for homeowners to be present to vocalize their concerns with this project.
- E. New Community Board – New community board has been ordered.
- F. Affidavit: Twin Lake vs Twin Lakes – Differences in the County Property Appraiser site exist in the property descriptions of the community. Karen Mason was advised by the property appraisers office to file an affidavit with the county through our attorney. Matter tabled.
- G. Tax Return – Tabled until the budget meeting when John Pavka will be in attendance.
- H. Interest Bearing Accounts – Documentation has been provided to the Board on interest bearing accounts for consideration at the budget workshop.

VII. ADJOURNMENT - Meeting adjourned at 8:45 PM

Respectfully submitted, Jerilyn Smith, LCAM

