

# TWIN LAKES

subdivision homeowners association, inc.

A Corporation Not-for Profit

## DRAFT ANNUAL MEETING MINUTES

**Date:** October 13th, 2018 **Time:** 10:15 AM **Location:** Common Area Pool Deck

**I. Call to order:** Denise Helbig of West Coast Management convened Annual Meeting at 10:33 AM

**A. Officers present:**

1. President – Larry Wissinger
2. Vice President – NA
3. Treasurer - John Pavka
4. Secretary – Bonni Axler

**C. Residents present:**

See sign in sheet

**B. Directors present:**

1. Karen Mason

**D. West Coast Management Co.**

1. Denise Helbig, LCAM
2. Lisa Deprez, LCAM

**II. Quorum Verification:** Denise Helbig verified a quorum had been met with more than 1/3 of the homeowners present in person or via proxy.

**III. Proof of Timely Notice of Meeting** –Denise Helbig produced an affidavit of timely notice.

**IV. Approval of previous minutes** – A motion was made and seconded to approve the meeting minutes from 2017. Motion passed.

**V. Reports**

**A. Management Report:**

Denise Helbig from West Coast Management presented Management Report

**B. Board Reports**

1. **Committee members:** Board members encouraged volunteers to help with committee work.
2. Larry Wissinger discussed some of the improvements that have been made to the pool area and the future projects that the association is saving for in their reserves.

**VI. New Business**

**A. Election** - There are 3 spots open on the Board-2 are for 3-year terms and 1 will be an appointed position for a 1-year term. 3 people submitted their names. Jennifer Armstrong, Terry Henry and Allyson Pippin ran for the Board. An election committee was appointed and tallied the votes. Allyson Pippin and Terry Henry were elected to 3-year terms.

**B. Fish and Wildlife** – Representative from the FL Fish and Wildlife answered questions for the community

**VII. Unfinished Business**

There was no unfinished business to discuss

**Open Forum –**

Crime in neighborhood/gate

People yelling at other people's children at the pool

Compliance concerns about sending letters for long lawns after it rains

Pulling out of neighborhood on to SR 54-takes long and is dangerous

Can a meeting notice sign be posted where the proxy sign was posted?

**VIII. Adjournment:** A motion was made to adjourn meeting. Motion was seconded. Motion carried unanimously Meeting was adjourned at 11:22 AM.

Respectfully submitted,

Lisa Deprez, LCAM, Westcoast Management and Realty

 accepted on 10/13/18