

# Twin Lakes of Brandon Home Owners Association, Inc. Board of Directors and CCR Meeting – Minutes

Thursday, September 1<sup>st</sup>, 2011 @ 6:00 pm

Meeting held at: Beef O Brady's, 4330 Bell Shoals Rd, Valrico, FL

- € **CALL TO ORDER:** David Campbell, President
- € **PROOF OF NOTICE:** Notice posted on Community Announcement Board 8-25-11
- € **ROLL CALL:** David Campbell, Lou Ferrucci, Derek Matthews, Debbie Nixon, Mark Gaudio
- € **OTHERS IN ATTENDANCE:**
  - *Rick Pitrowski (COA)*
  - *Mrs. Petra Taylor (Resident-Newsletter Volunteer)*
  - *Mr. Azekio Serrano (Resident @5121 Whispering Leaf Trail)*
- € **RESIDENTS REQUEST TO ADDRESS THE BOARD (10-MINUTES):**
  - *Mr. Serrano: Is a first responder for natural gas emergencies and his work truck has been cited in violation of Twin Lakes HOA rules and regulations for parking industrial-related work trucks in Twin Lakes proper. Twin Lakes is currently in a legal suit with another resident for the same issue which may put our case for Mr. Serrano in jeopardy should the HOA decide to inconsistently carry out the violation. Dave Campbell recommends that Twin Lakes consult its attorney prior to making a decision.*
- € **LAST BOARD MEETING MINUTES – READING/REVIEW/APPROVAL**
  - Last Board Meeting: August 4<sup>th</sup>, 2011
  - Minutes Reading/Review/Approval – President
    - § Motion: Mark Gaudio Second: Derek Matthews Vote: 5 – 0 approved
- € **CCR MEETING**
  - Review Outstanding Report/Issues

LEGAL ISSUES			
	INITIAL VIOLATION(S) LISTED IN LETTER #1	NEW ITEMS FOUND DURING SUBSEQUENT INSPECTIONS WHICH HAVE BEEN ADDRESSED IN SUBSEQUENT LETTERS	NEW ITEMS FOUND DURING FINAL INSPECTION WHICH HAVE NOT BEEN ADDRESSED IN A COA LETTER BUT BELONG IN ATTORNEY'S LETTER

3018 Beaver Pond Trail	Please replace the dead grass with sod (no plugs)		Please remove weeds in cracks; Please clean the roof; Please paint your mailbox
3122 Beaver Pond Trail	You must use approved mailbox style (same numbers)	Please clean the roof	
5115 Coopers Hawk Ct.	Shrubs and hedges shall not exceed 6' in height		
5125 Coopers Hawk Ct.	Please clean the fascia		Please clean PVC fence to remove dirt and mildew
5127 Coopers Hawk Ct.	Please clean the fascia	Please have trees lifted over street and/or sidewalk; Please store garbage cans out of sight; Please clean concrete to remove dirt/stains/mildew	
2945 Hickory Grove Dr.	Please clean concrete to remove dirt/stains/mildew		
2835 Lake Michaela Blvd.	Please clean concrete to remove dirt/stains/mildew	Please power wash and paint your chimney	
2808 Mossy Timber Tr.	Please clean concrete to remove dirt/stains/mildew		
2814 Mossy Timber Tr.	Please clean concrete to remove dirt/stains/mildew		Please store garbage cans out of sight
2913 Mossy Timber Trail	Please replace dead grass with sod (no plugs)	Sheds are not allowed on the property	Please weed your flower/pot beds; Please replace the weeds in yard with turf grass; Please refresh/replace the mulch in your plant beds; Please clean concrete to remove dirt/stains/mildew; Please clean along hard surfaces
4705 Water Lark Way	Please clean concrete to remove dirt/stains/mildew; Please clean the roof		Please clean dirt/mildew off mailbox; Please clean PVC fence to remove dirt and mildew
4801 Water Lark Way	Please clean the roof		Please repair your fence; Fence contractor signs must be removed from fence
5114 Whispering Leaf Tr.	Please clean concrete to remove dirt/stains/mildew	Please clean dirt/mildew off your mailbox	

2804 Winding Trail Dr.	Please clean PVC fence to remove dirt and mildew	Please clean concrete to remove dirt/stains/mildew	Please have trees lifted over street and/or sidewalk; Please clean dirt/mildew off your mailbox; Please replace dead grass with sod (no plugs); Please clean and paint your mailbox post
2805 Winding Trail Dr.	Trailers may not be parked on the Lot	Please clean concrete to remove dirt/stains/mildew; Please refresh or replace mulch in plant beds	

- Action on Issues Requiring Board Approval
  - § Motion to approve sending 1<sup>st</sup> Attorney Letters: Lou Ferrucci
  - § Second: Derek Matthews
  - § Vote: 5 – 0 approved
- Miscellaneous: *No other CCR actions*

€ **NEW BUSINESS:**

- Financial Report (Lou Ferrucci)
  - § Financial Report and Statement: Board will not vote on this month's budget since it has not yet been reconciled and is still in draft form.
  - § Need to make sure next HOA Board puts at least \$10k in the budget for pressure washing.
  - § HOA should be receiving \$5k reimbursement from Hillsborough County for the benches and trees (from the tree grant).
  - § New State Laws affecting HOA's:
    - € Vote to rescind use of common property by delinquent/violation residents.
    - € Garnishing Rental Payments: Both renter and owners will be prohibited and rental payments will be garnished if assessments are not paid in full. COA will complete the list (for next meeting) of delinquencies and confer with attorney on how to collect from rental properties.
  - § Motion: Derek Matthews Second: Lou Ferrucci Vote: 5 – 0 approved
- Annual Meeting Discussion
  - § Nomination Committee Update: *Three members have expressed an interest in running for a BOD position (Dave Kryciwski, Paula Gaudio, Howard Strahan).*

§ **Annual Meeting Date: October 6, 2011 @ 7:00pm; Center Pointe Church, Durant Rd, Valrico, FL. (*HOA Board meeting to be held at 6 pm*).**

- Changes to the Governing Documents – Discussion: Sexual Predator Ban and other changes will require a simple majority (51% instead of 2/3). *The BOD is planning on having a vote on these items at the annual meeting and it will require a 2/3 vote of approval by the residents in order to change our Governing Documents. It will require members to be active by going door-to-door in obtaining proxies so there are enough votes to approve these changes. Mailing will be dual proxy.*
- Letters/E-mails to the Board: Reviewed
- *Both gazebos will be repaired and repainted.*
- *Pool will be repaired by Tampa Bay Pools at the end of the summer (pool will need to be drained).*
- *September 29<sup>th</sup>, 2011 is the one year anniversary of the death of Mr. Jones of Partridge Point; please be prepared to respect any remembrance requests made by the family.*

€ **OLD BUSINESS:**

- 3034 Partridge Point: HOA no longer owns the house; it's been foreclosed and sold.
- Pressure Washing: *Integrity Pressure Washing completed the job on schedule and on budget with their extensive pressure washing of all of the community assets and sidewalks.*
- Legal Matters (COA): DeVignes home: Still many yard violation issues remain; property is in summary judgement for landscaping violations and HOA fees and trying to get the roof replaced by the insurance company.
- COA – Community Matters and Report (COA): No other matters to report.

€ **COMMITTEE REPORTS:**

- ACC – Architectural Control Committee (Derek Matthews): *Next meeting September 8<sup>th</sup> at 7:00pm at the community pool*
- CALM – Common Area and Lake Maintenance (Mark Gaudio): *More lake lettuce than normal; lake management company has been made aware and responded in kind to address ASAP.*
- CSAC – Communications & Social Activities Committee (Debbie Nixon):
  - § *Art in the Park: September 10, 2011 from 10am to 2pm*
  - § *Single Malt Brothers: After Art in the Park from 8 pm to.....*
  - § *Bark in the Park: November 5, 2011 (Time to be determined). May also have pet-oriented vendors participating.*
  - § *Fun Run/Turkey Trot to benefit ECHO: November (date and time to be determined)*
  - § *Holiday Concert in the Park: December (date and time to be determined)*

€ **NEXT BOD MEETING DATE:** Thursday, October 6<sup>th</sup>, 2011 @ 6:00pm  
Center Point Church-Durant Rd, Valrico, FL

€ **MEETING ADJOURNMENT:**

- Motion to Adjourn: Lou Ferrucci
- Second: Debbie Nixon
- Vote: 5 – 0
- Meeting Adjourned at: 8:38 pm