

**Twin Lakes of Brandon Homeowners Association, Inc.**  
**Board of Directors Meeting – Minutes**  
**September 26, 2006 - 7:00 PM**

**Meeting held at: 3014 Partridge Point Trail, Valrico, FL 33594**

- **Before the Meeting** - The Board of Directors met with Aqua Terra – our lake maintenance service company to discuss the condition of Lake Michaela. The Board requested additional weed and lily pad / cattail treatment in an effort to clear out more of the overgrowth in Lake Michaela.
- **Call to Order: Terry Ottinger**
- **Proof of Notice:** Notice Posted on Community Announcement Board
- **Roll Call**  

Terry Ottinger, Wayne Key, Scott Denty, David Leonard, Robert Wilson - present
- **Others in Attendance:**
  - Rick Pitrowski – COA
  - Michele Stock – 2825 Lake Michaela Blvd.
  - Jay Kent – Resident
  - Frank George – Valley Crest
- **Minutes Reading / Review / Approval**
  - Last Board Meeting of August 22, 2006
  - Minutes Reading / Review – Robert Wilson
    - Motion to Approve as amended: Terry Ottinger
    - Motion Seconded: Wayne Key
    - Vote: 5-0 Approved
- **Resident Issues:**
  - Michele Stock and pool contractor – Andy Preiss came before the Board with a request to override the ACC ruling and provide a letter authorizing them to extend the pavers for their pool deck, into a buffer easement so they could obtain a permit from Hillsborough County. The Board explained that it does not have the authority as the Board does not know why the buffer easement was set aside. Rick of COA agreed to work with the Mr. & Mrs. Stock to get the easement explained and perhaps review this again with the BOD or the county.
- **Valley Crest Issues:**
  - Frank reported that 8000 sq ft. of sod had been replaced. Stated that VC is still working on a final resolution for the Sod and Bug infestations. Frank to ask for the remaining sod replacement from his boss and let us know tomorrow.
  - Frank reported the islands have been fixed, line trimming will be performed for every cut, the tree trimming has been completed, & the vines have been removed from the shrubs.

- Frank will look into the weeds growing from the common area into the resident's yard at the corner of Lake Michaela & Partridge Point Trail.

- **Old Business:**

- Phase I of the gatehouse renovations are complete.
- Dave obtained a quote for a new bathroom sink and cabinet at \$550.00
  - Motion to approve new Cabinet: Robert Wilson
  - Seconded : Wayne Key
  - Vote to Approve: 5-0
- The pool and gatehouse toilets have been replaced.
- Dave Leonard had the trash behind the pool removed by a 1-800-got-junk.
- The blue driveway issue has been resolved and the driveway will be painted next week.
- The new playground equipment has been installed.
- Rick reported that the insurance refund check will be cut today.
- Rick will provide an update at October Board Meeting for the 'Holiday in the Park' event.
- The alligator signs are up and at the request of our insurance carrier, and 'no swimming' signs have been added to the alligator signs per the 30 day notice requirement.
- The initial phase of the pool parking lot has been completed. Parking Area Maintenance will wait for this to cure prior to applying the seal coat in December.
- The new fence for the pool is on order. Terry informed us that the company could not dig a trench under the road. We will look into other options like a wireless interface. The camera work and cards access work is underway.
- The board received the following sealed bids for gate attendant services. The new board will review the following bids at the October Board Meeting.
  - Allied Protection
  - Aegis
  - Bails
  - Wackenhut
  - U.S. Security Associates

- **New Business:**

- The board discussed Aqua Terra's contract renewal proposed at the same rate as last year.
  - Motion to renew: Robert Wilson
  - Seconded: Wayne Key
  - Vote to Approve: 5-0
- Rick will get quotes to paint the two gazebos and present them to the board at the October board meeting.

- **New Business continued:**
  - Discussion on the Renewal of the Valley Crest's contract for landscaping maintenance at the current rate by to withhold notification pending Valley Crest response on sod along Bloomingdale.
    - Motion to Approve: Wayne Key.
    - Seconded: Dave Leonard.
    - Vote to Approve: 5-0
  - Financial Report – Dave Leonard
    - See the Attached Financial Statement from Dave.
    - The board reviewed the current assessment delinquencies.
    - Motion to send 10 day to lien letters & 30 Day attorney letters to those addresses over the limit of delinquencies.
      - Motion:: Wayne Key
      - Seconded: Dave Leonard
      - Vote to Approve: 5-0
  - Budget discussion:
    - Board discussed the priorities that should be considered in preparing a budget for next year and listed those items that need to be addressed. Rick of COA shall include these items in the preparation of a preliminary budget to be brought to the October BOD meeting.
  - Annual HOA Meeting Agenda discussion:
    - Rick Pitrowski to present the 'State of the Community' and clarify the rules for serving as a board member.
    - Terry Ottinger will address the members with a 'List of Accomplishments' that the Board has achieved this year.
    - Board members solicited for serving another year. Discussion about service and running next year.
    - COA shall print ballots for electing the new Board of Directors.
  - Committee's Reports / Matters
    - ACC - Architectural Control Committee – Wayne Key
      - Awning discussion – [REDACTED]
        - Denied / In previous rules...
      - ACC Guidelines Revisions: To be addressed
    - CALM – Community & Lake Maintenance – Robert Wilson
      - Tennis Court – Trash Cans
      - Tennis Net - Adjustment

- CSAC – Communications & Social Activities
  - Safety Seminar – October 24<sup>th</sup>
  - Newsletter out as planned
- CSC – Safety & Security Committee – Scott Denty
  - No Issues
- CCR – Covenants Conditions & Restrictions – Terry Ottinger
  - Committee Meeting held 09/19/06 Summary Report
  - CCR Matters for Mediation / Litigation Approval:
    - [REDACTED] Fence
    - [REDACTED] Fence
    - [REDACTED] Turf
    - [REDACTED] Awning
      - Motion to Approve: Terry Ottinger
      - Motion Seconded: Scott Denty
      - Vote: 5 – 0 to Approve
- Discussed elimination or consolidation of Committees
  - ACC – Required
  - CCR – Required
  - Common Area Maintenance & Safety are Board Functions –
    - Committees Required???
  - Social Activities Committee
    - Lack of Interest – among residents?
  - Communications Committee
    - Newsletter – Everyone likes – no one wants to help.
    - This should not be a board function... opinion?
- **Other New Business:**

NONE

- **Acknowledge Date / Location for October Board Meeting:**

- Date – October 24, 2006 7:00 PM
- Location: 5505 Winding Brook Lane

- **Adjournment**

- Motion to Adjourn Terry Ottinger
- Motion Seconded Scott Denty
- Vote 5-0 Approved
- Meeting Adjourned at: 10:00 PM