

Twin Lakes of Brandon Homeowners Association, Inc.
Board of Directors Meeting – Minutes
October 24, 2006 - 7:00 PM

Meeting held at: 5505 Winding Brook Lane, Valrico, FL 33594

- **Call to Order: Terry Ottinger**
- **Proof of Notice:** Notice Posted on Community Announcement Board 10/16/06
- **Roll Call:** Terry Ottinger, Wayne Key, Scott Denty, David Leonard, Lou Bloom
- **Others in Attendance:**
 - Jay Kent, Resident
 - Rick Pitrowski, COA

- **Board Appointment of New Officers**

The Board appointed the following individuals:

Terry Ottinger - President
Dave Leonard – Treasurer
Lou Bloom - Secretary
Wayne Key – Vice President
Scott Denty – Vice President

- **Last Board Meeting Minutes Reading / Review / Approval**

- ❖ Last Board Meeting of September 26, 2006
- ❖ Minutes Reading / Review – Terry Ottinger
 - Motion to Approve: Terry Ottinger
 - Motion Seconded: Wayne Key
 - Vote: 5 – 0 Approved

- **Old Business:**

- ❖ Richard & Michele Stock – 2825 Lake Michaela
 - Pool Deck encroachment into buffer easement?

Rick Pitrowski contacted Lisa Monteleone of Sunrise Homes and she indicated that as long as the landscaping continues to provide a buffer between the Stock's home and the home behind them, there isn't a problem with the paver deck extending several feet into the buffer area. Based on this information, the Board approved the Stock's request to place pavers in the buffer area.

Motion to Approve: Terry Ottinger

Motion Seconded: Scott Denty

Vote: 5 - 0

- **Old Business continued:**

- ❖ Rick Pitrowski - 'Holiday in the Park' event.

Rick reported that plans are underway to have either the Bloomingdale High School Orchestra or Band or both perform in the Park. Rick will provide more information to the Board as it becomes available.

- ❖ Rick Pitrowski - Gazebo Repainting – Bid Review

Rick reported that we have obtained bids from Rossi Construction for \$7,472 ; Sunshine Maintenance for \$255 for the Lake Michaela Gazebo repair, \$304 for Tennis Court Gazebo repair and \$30 for Swimming Pool bathroom door: and Munyon for \$35 per hour. Rick will talk with each bidder about hurricane bracing, anchoring, painting and resealing issues and report at the next Board meeting. Terry informed the Board that vinyl clad manufactured Gazebos were also a possible solution. He presented pictures and costs for a variety of different size Gazebos. Two gazebos that appear to be viable option cost \$4,500 and \$10,599, respectively. This issue is a budget item and will be discussed during the preparation of the new budget.

- ❖ Rick Pitrowski – Insurance Refund

The Association received a check in the amount of \$4,999.37 as a partial return of premium paid when we secured insurance during the period we were searching for a new hurricane insurance carrier.

- ❖ Rick Pitrowski – Tennis Court / Area Issues:

- Net Adjustment – Net has been adjusted.
- Trash can replacement – The trash can will be replaced with a 32 gallon can and be paid for with monies from our Maintenance budget. Rick will shop Lowe's and Home Depot for cans.
- Steel grate over drain – Rick will obtain an appropriate metal grate.

- ❖ Dave Leonard – Gatehouse Bathroom Sink - Dave reported that it will be approximately 2 more weeks to complete the Gatehouse refurbishing.

- ❖ Terry Stinger - Pool Fence Status – Terry reported that work on the fence will commence on November 29, 2006.

- ❖ Terry Ottinger - Gate Attendant Services – Bid Review- Terry reported that we have received bids from Bales Security, Allied Protection, Wakenhut and US Security Associates. Bids ranged from \$60,223 to \$100,000. The Board empowered Terry to invite Bales and Allied to make presentations at the next Board meeting.

- ❖ Valley Crest – Dead turf issues – no response – Terry reported that he has still not received a response from Valley Crest.

- **Old Business continued:**
 - ❖ Valley Crest Contract – Renewal on Hold – In that we have not received a response, the Board voted to notify Valley Crest to hold off on replacing the dead sod. We have received an unsolicited bid from Next Level in the amount of \$9,200 per month. The Board to rescind its decision to renew the contract with Valley Crest at this time.
 - Motion to Rescind: Terry Ottinger
 - Motion Seconded: Scott Denty
 - Vote: 5-0 Approved

 - ❖ Annual Meeting Review – vote count
 - 51 Proxy ballots were cast by the Secretary
 - Vote Count as follows:
 - Lou Bloom 140
 - Scott Denty 149
 - Wayne Key 116
 - Dave Leonard 154
 - Terry Ottinger 132
 - Darcie Hermida 60
 - John Gill 60

- **New Business:**
 - ❖ Committee's – Structure Discussion and Assignment of Chairs
 - ACC – Architectural Control Committee – Scott Denty will Chair this Committee
 - CCR – Covenants, Conditions and Restrictions – Terry Ottinger will Chair this Committee. Lisa Harmon will join the Committee as a new member and Troy Ligon will be asked to move to the ACC.
 - CSAC – Communications & Social Activities Committee – Lou Bloom will Chair this Committee.
 - CALM – Common Area and Lake Maintenance – Wayne Key will Chair this Committee
 - CSC – Community Safety Committee – This committee will be abolished and the work and issues that would otherwise fall within the domain of this Committee will be managed by the Board.

 - ❖ Volunteers – Discussion on Recruiting Committee Members...
 - Lisa Harmon – CCR – Already invited to join this Committee - Approved.
 - Tessa Benz – CCR – Committee membership full – Denied.
 - Tessa will be invited to join the Social Activities and Communications Committee.

- **New Business continued:**

- ❖ Committee Reports:

- ACC – Architectural Control Committee – Wayne Key
 - Open Issues – No open issues were discussed.
 - Guidelines Revision – No guideline revisions were considered.
- CCR – Covenants, Conditions and Restrictions
 - Report on Meeting 10/16/2006 – Terry presented a report on the CCR Committee of October 16.
 - Mediation / Litigation Requested – Terry presented a report that was an overview of the CCR violations in the Community. Currently, there are 55 properties with various CCR violations (representing 12% of the homes in the Community).
 - The matter involving [REDACTED] Partridge Point Trail was discussed. This property has been cited numerous times for violations of the covenants, conditions and restrictions. They wrote a letter to the Clerk of the Court of Hillsborough County. The position of the Board remains the same, namely they must correct the violations. This matter is now in the hands of our attorney (Jonathon Ellis).
- CSAC – Communications & Social Activities Committee
 - Open Issues – Lou Bloom will assume responsibility for publishing the next Newsletter and will recruit Committee members.
- CALM – Common Area and Lake Maintenance
 - Open Issues – None presented.
- CSC – Community Safety Committee
 - Open Issue – This Committee is being abolished.
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- ❖ COA – Community Report – Rick Pitrowski

- Discussion of Article / HOA Legal battle Lost... Rick presented a newspaper article that detailed the loss of a lawsuit by a Tampa-area HOA.
- Parking Violation Stickers – The Association will soon commence enforcing the restriction of parking vehicles on the streets of the Community. Stickers are being prepared and will be placed on vehicles in violation of the restriction.

- **New Business continued:**
 - Gazebo – Repair / Replacements – Bids have been obtained and consideration of repair versus purchasing a manufactured vinyl-clad gazebo will be discussed during the budget meetings.
 - ❖ New Web Site Hosting – Recommended – Terry Ottinger presented information about Network Solutions as a possible replacement for our website host. The new Host will enable us to communicate more efficiently. The Board approved making this change.
 - Motion to Replace: Terry Ottinger
 - Motion Seconded: Dave Leonard
 - Vote: 5-0 (Approved)
 - ❖ Financial Report – Dave Leonard
 - See the attached Financial Statements provided by Dave. The Association has \$167,391 in total assets.
 - Delinquent Assessments – None were presented.
 - ❖ Preliminary Budget – COA
 - The proposed budget for 2007 includes funding for the following:
 - \$ 6,500 for tennis court resurfacing
 - \$18,000 for Observation Deck repairs.
 - \$ 2,700 for additional pool lighting.
 - \$ 2,500 for 2-3 picnic tables for the park
- **Other New Business:**
 - ❖ COA Website Update – Lou Bloom will work with COA to update the website that they maintain for the TLBHOA.
 - ❖ Letter to the Community – Lou Bloom – The next issue of the Newsletter will contain an “open letter” to the Community from Lou from the perspective as being the newest member of the Board.
 - ❖ The November Board Meeting will focus on the preparation of the 2007 budget.
- **Acknowledge Date / Location for November Board Meeting:**
 - ❖ Date – November 27, 2006 - 7:00 PM
 - ❖ Location: 5011 Whispering Leaf Trail
- **Adjournment**
 - ❖ Motion to Adjourn: Dave Leonard
 - ❖ Motion Seconded Wayne Key
 - ❖ Meeting Adjourned at: 10:45 PM