

February 6th Meeting Minutes: TLOB HOA

- Call to Order: David C. Campbell, President.
- Proof of Notice: Notice Posted on Community Announcement Board January 18th, 2008.
- Roll Call: David Campbell; Roy Nyquist; Mark Gaudio; Rick Swartwood. Not in Attendance: Karen Humber-TLHOA Secretary; and Rick Pitrowski-Communities of America.
- Others in Attendance: Jay Kent: Eagles Nest; Lou Bloom: Eagles Nest; Meg Rey: River Hills (not part of Twin Lakes); Natalie Denty: 5507 Winding Brook Lane; Paula Gaudio: 2914 Mossy Timber Trail.
- Residents Request to Address the Board: No residents in attendance have asked to address the Board.
- Last Board Meeting Minutes Reading/Review/Approval: Motion to Approve: Mark Gaudio; Motion Seconded: Roy Nyquist; Vote: 4-0

New Business:

- Security Company Issues: ISMG Security Company took over security detail on January 1st, 2008. Mr. Marty McKinnley-GM (20 years with the company and former military police officer) and Mr. Doc Watson-Mgr (4 years in Tampa and N. Florida and oversees large accounts) were in attendance to address the Board. Initial issues with first two guards who have since been replaced by John Arthur who is a higher level guard. The TWOB position may be filled in the future by a licensed/certified officer.
- Lake Enhancement Program: See CALM (Common Area and Lake Management-Mark Gaudio and guest: Paula Gaudio) Committee Report:
- Paint Color Palate Book: Rick Swartwood: Up to 131 colors have been approved. Ready to have color book prepared to keep at Porter Pain store—Porter Paint will prepare paint book free of charge. Book will be complete with body, trim and multiple door color options. Next step is to present color selections to the Board for approval. Natalie Denty will bring the color selections to next week's ACC Mtg. No stained door colors will be allowed.
- COA: Des Vignes Pink House (David Campbell): House has been repainted an approved (brownish) color and a payment plan for (approx \$6k in) legal fees will now attempt to be negotiated at perhaps \$275 per month via Board letter; otherwise, another court date for further legal action to recoup the fees may be needed.
- Letters/Emails (BOD):
 1. Tree Issue: Dennis and Lee Rozier of Beaver Pond: Concern about a very healthy tree limb of a grandfather oak hanging over their house but the limb actually hands right between their's and their neighbor's house. The county will not grant permission to cut or to trim this tree but the Board will seek the advise of an Arborist as part of their annual inspection.
 2. Mail Box Issue: Carolyn Murphy, 3122 Beaver Pond Tr: A neighbor backed over my mailbox and broke the post off at the ground. I checked with Creative Mailbox Designs for a quote to have it replaced...did you realize that a single post replacement costs \$555.33 to make and install? There is also a 3 week wait time

for the replacement to be made. With our community aging and wood posts that are beginning to rot from the weather, that's a pretty big burden to place on the home owner and will only make people delay replacing them in the future. I am requesting that the ACC committee review the requirements for mailbox post replacement and come up with a less expensive design. Please let me know if I currently have any alternatives for my replacement before I place the order and let me know when you will be reviewing the current replacement standards.

Dave Campbell will respond to Ms. Murphy's email.

3. Emails regarding Security Guard concerns have been addressed:
4. Payment Plan issues: Randy Adrian, 3017 Beaver Pond Tr. Dave will respond to Mr. Adrian about getting on a payment plan. Mr. Adrian had some not too nice things to say about the Board.
 - Financial Report (Rick Swartwood): Account has a \$12k positive variance. Some of the accounting recording is skewed based on aging accounts—for which the new collection policy may help.

Old Business:

- Pee Wee Tennis Tournament: Board approved most of "Contract" by Meg Rey's attorney. She will fax a revised copy to the Board or present to the Board at the next meeting.
- COA-Havely Shed (Dave Campbell): Moving forward with law suit to have the shed removed.
- Security Cameras at Courts (Dave Campbell): Awaiting bid from Terry Ottinger.

Committee Reports:

- Community Outreach (Covenenants and Rules Review Committee-Rick Swartwood): Town Hall Meeting planned for Thursday, March 13, 2008. The Community Outreach Committee (COC) will be hosting the first in a series of Community Gatherings to discuss issues that were identified in our 2007 Community Survey. Mark Gaudio will attempt to secure a large meeting room at the Campo YMCA.
- CCR (Covenenants, Conditions and Restrictions-Roy Nyquist): This committee may consolidate and/or disband and the committee's business will be addressed at future Board meetings.
- CSAC (Communications & Social Activities Committee-Lou Bloom for Karen Huber): Sign Up Sheets in newsletter aren't working...going to attend Community Outreach Committee with Rick to attract volunteers. Newsletter needs advertisers, articles, etc.
- CALM (Common Area and Lake Maintenance-Mark Gaudio with guest Paula Gaudio):

CALM Update:

- Complete Landscaping, Inc. Walk-Through:
 1. Met last week with Becky and Shane of Complete Landscaping and we decided to do monthly walk throughs (last Friday of every month at 10 AM). Thought it would be best to take a pro-active rather than reactive. Goal will be to point out problem areas and/or general recommendations.
 2. In March CL will clean up the frozen plants. Right now, they're actually insulated from further damage by being left in tact.
 3. Carol Johnson Jan. 15th email (3004 Partridge Point): Wax Myrtle at Partridge Point isn't really designed to act has hedging and should be replaced with Viburnum-consistent with the rest of the neighborhood (will require 75 3 gallon hedges...cost: 2 men, 4 hours and dump fee: \$1,122.50).
 4. Hedge behind pool needs to be made level...one time charge...then no additional charges for normal maintenance...awaiting proposal...
 5. Current outstanding proposals for Queen Palm along Lake Micheala Palm to COA: \$325...what's the decision?
 6. CL will sponsor newsletter distribution in conjunction with the Tampa Tribune at no charge and TT will deliver the HOA newsletter inside the Sunday paper free of charge.
 7. Potential irrigation needed south side of gazebo sidewalk...awaiting proposal...since we're beautifying Lake Stearns...let's keep the surrounding area clean as well...

UPDATE TO HOA BOARD **Lake Stearns and Lake Michaela**

1. **Lake Stearns**
 - a. Lakefront Homeowners have cleared invasive species and debris from shoreline
 - b. Mike Albrecht performed due diligence of multiple vendors for professional services; many would not bid, did not carry native plant volume for project or bid more than Florida Natives Nursery, Inc.
 - i. Bobbie McGinnis – no bid as could not be competitive
 - ii. Mark's Grade All – clean up quote per lot \$800; no planting services
 - iii. Chiappini Farms – not interested; no bid
 - iv. Superior Florida Flora – do not do native plants for residential projects any longer (referred us to Florida Natives Nursery)

- v. PGL Landscape/Home Depot – clearing of lots, plants >\$900 per lot homeowner + dumpster fees; not including area behind gazebo; total > \$14,530
 - vi. Florida Native Nursery – clearing and plants/installation approx \$700/lot; total quote \$6780
- c. Florida Native Nursery was selected by the Lake Stearns homeowners to provide native wetland/aquatic plants and installation
- d. Our EPC contacts supported our choice and reported Florida Native Nursery has the experience and is well respected for wetland mitigation projects
- e. At an additional cost, many homeowners also elected to have Florida Native Nursery provide professional shoreline cleanup, including minor re-grading to “dress” the shoreline and improve the aesthetics
- f. Homeowners Tom and Joyce Mack (Winding Brook) went through exceptional efforts and financial investment to clear their rear area and the adjacent common region behind the new gazebo.
 - i. Tom uncovered two deep ponds (over 8ft deep) as he cleared the area – one on his property and one on the HOA common area
 - ii. He also uncovered a dump site in these ponds; installed a hazardous material barrier and consulted the EPC
 - iii. Per the EPC, the two ponds must remain but are not permitted to drain into Lake Stearns
 - iv. The EPC has redesigned the basic plant management plan for around the ponds
 - v. Tom Mack and Mike Albrecht then consulted Florida Native Nursery for a the appropriate vegetation to be incorporated around the ponds
 - vi. The Macks invested \$4000
 - vii. Albrechts invested \$2300 + 6 days from work to manage project
 - viii. Gaudios invested \$1200 + 5 days from work for research and EPC/FDEP/Lake Management consultations
- g. HOA Common area behind the new gazebo revegetation plan includes:
 - i. Barrier plants to deter foot traffic behind the gazebo at the wetland border - to prevent public access to the ponds, as well as Lake Stearns
 - 1. There have been multiple incidents of unknown individuals walking behind the Gaudio’s, Gills and Albrechts property to fish along the Lake Stearns shoreline since clearing began in November
 - 2. Danger presented with ponds as children may be attracted to them if they are accessible
 - ii. The Plant Management Plan proposal for this area will also include native trees and ornamentals in the wetland region to dress the area. **Refer to Bid Proposal #2178**

2. **HOA Common area at Lake Stearns Gazebo** (between gazebo and street)
 - a. Consultation with Florida Native Nursery conducted.
 - b. Proposal for Plant Management Plan for this common area includes:
 - i. Native shade trees along the concrete pathway to the gazebo
 - ii. Native shrubs and other ornamentals in the common area between the gazebo and street, with an emphasis on aesthetics, and privacy without obstruction of the lake view of the adjacent properties
 - iii. Tom & Lisa Gill offered to donate the purchase of additional Bottlebrush trees for gazebo area
 - iv. **Refer to Bid Proposal #2176**
3. **Lake Michaela Restoration**
 - a. Consultation with Florida Native Nursery and their bid include the following:
 - i. Filing of EPC documents and permit (estimated they can have it in 1 week)
 1. Herbicide treatment to target miscellaneous invasive and nuisance species (primrose willow, cattails)
 2. Mechanical/manual removal of vegetation bio-mass from nuisance species, including mulching
 - ii. Plant installation including supply, delivery and installation of native vegetation to off-set impacts created by removal of nuisance vegetation. **Refer to Proposal # 2161**
 - iii. Consider additional shade trees about perimeter of Lake Michaela
 1. additional 7 gallon trees approx. (7-8 ft tall) \$35 each
 2. less than \$100 for 30 gallon
 - b. Florida Native Nursery has equipment in neighborhood already for the Lake Stearns homeowners' project, therefore they could proceed immediately with Lake Michaela project upon HOA Board and EPC approval
 - c. **Proposal needs to be voted on by the board**
 - d. **Lake Michaela Committee** – lake maintenance & follow up efforts
 Board Approved Florida Natives Nursery, Inc. proposal for Lake Michaela Revitalization Project: Proposal # 2161 in the amount of: \$26,108.
 Board Approved Florida Natives Nursery, Inc. proposal for Lake Stearns at wetlands and gazebo areas: Proposal # 2178 in the amount of: \$698 and Proposal #2176 in the amount of \$2,720, respectively.
 - ACC (Architecture Control Committee: Dave Campbell: Meeting scheduled for February 11th, 2008 at Port City Java Café.

Next Meeting Date:

- March 6, 2008; Location: Port City Java; 3330 Lithia Pinecrest Rd.

Meeting Adjournment:

- Motion to Adjourn: Roy Nyquist
- Motion Seconded: Rick Swartwood
- Vote: 4-0
- Meeting Adjournment at: 9:24 PM.