

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

May 7, 2009 – 6:00 pm

Meeting Held at: Zeina Park (Twin lakes)

- **CALL TO ORDER:** David Campbell, President
- **PROOF OF NOTICE:** Notice Posted on Community Announcement Board (April 19, 2009)
- **ROLL CALL:** David Campbell, Natalie Denty, Derek Matthews, Perry Clouse, Mark Gaudio (*Mark arrived @ 6:45*)
- **OTHERS IN ATTENDANCE:**
  - Rick Pitrowski, COA
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- **RESIDENTS REQUEST TO ADDRESS THE BOARD (10-MIUTES EACH)**
  - *Susan Wilson – Dispute on legal fees for delinquent dues – Board voted 3-1 (Motion: Derek, Second: Perry) in favor of suspending foreclosure process for 90-days to permit the Wilson's to pay all fees (assessments and legal fees). If not paid in full within 90-days, HOA will begin foreclosure on the lien.*
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- **LAST BOARD MEETING MINUTES READING / REVIEW / APPROVAL**
  - Last Board Meeting of April 2, 2009
  - Minutes Reading / Review – President
    - *Minutes not completed, table motion until June 4, 2009 meeting*
- **CCR MEETING:**
  - Review of Outstanding Report/Issues – COA –*Standard letters for violations*
  - Action on issues requiring Board approval – *No board actions required at this meeting*
  - Miscellaneous - *None*
- **NEW BUSINESS:**
  - Financial Report (Perry Clouse)
    - *Financial Report & Statement –Reviewed March 2009 and April 2009 Financial Reports as prepared by COA. Increasing number of delinquencies and foreclosures in neighborhood. Still better than industry average.HOA remains in the black with income ahead of expenses*
    - Delinquent Assessments
    - Other Financial Issues - *None*
  - Zeina Park Playground Renovation Program
    - *Update on Level 1 Repairs – COA - All level 1 repairs except the sand around the play equipment has been completed. The sand will be part of the renovation program*

- Concept Plan – *David painted and staked out a concept plan for improvements in the playground (Phase I) and stage (Phase II) areas. The BOD and members in attendance walked the park and reviewed and discussed the concept plan. The BOD agreed to the Phase I concept, David will prepare a bid package to obtain prices for the improvements. The BOD agreed that the Phase II stage could be a neighborhood project. David and Derek will chair this program and look to do the construction in June/July.*
  - Bid Package Development – *The bid package for the Phase I improvements will be prepared by David and discussed at the Town Hall meeting. Final BOD approval will occur at the June 4<sup>th</sup> BOD meeting and bids will be presented at the July 2<sup>nd</sup> BOD meeting.*
- Town Hall Meeting – *The BOD will host a Town Hall meeting at the Campo YMCA to answer questions from the community. All are welcome to come and learn more about the community.*
  - May 26<sup>th</sup> @ 7:00pm at Campo YMCA
- Letters / E-mails to the BOD - *No letters reviewed*

- **OLD BUSINESS:**

- Mailbox Replacement Program Status – *COA is looking for a different person to make the mailboxes since the resident who was making them is no longer able. Rick to report back on progress at the June 4<sup>th</sup> meeting. Until then, residents will have to purchase mail boxes from Creative mailboxes.*
- Miscellaneous Maintenance Update – COA
  - Fence/Gate at end of Bloomingdale Avenue - *Unable to get the County to replace the gate, will continue to monitor if it becomes a problem with vandalism*
  - Dead shrubs/hedge along Bloomingdale – *Replaced*
  - Stormwater Pond Fence - *Completed*
  - Gazebo at Tennis Courts – *COA estimates it will cost around \$1500 to repair the gazebo versus \$15,000 to replace. COA is to provide a final price for BOD approval. Due to the potential for the gazebo to fall, COA will proceed with construction upon approval from the President.*
- COA – Community Matters & Report – Rick Pitrowski
  - Legal matters – *the HOA is now maintaining tree homes that are in foreclosure and have been abandoned.*

- **COMMITTEE REPORTS:**

- ACC - Architectural Control Committee (Derek Matthews) – *Meeting on May 11<sup>th</sup> @ 7:00 pm at the pool*
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- COC – Community Outreach Committee (David Campbell) – *Town hall meeting on May 26<sup>th</sup> @ 7:00pm at Campo YMCA*
- CSAC – Communications & Social Activities Committee (Natalie Denty & Perry Clouse) – *End of School Party at the Pool on June 6<sup>th</sup> (12-4 for children, 6-12 for adults)*

- CALM – Common Areas and Lake Maintenance (Mark Gaudio)
  
- **NEXT MEETING DATE:** June 4, 2009 @ 7:00 pm **Location:** *Centerpointe Church (Durant & miller Rds)*
  
- **MEETING ADJOURNMENT:**
  - Motion to Adjourn: *Mark*
  - Motion Seconded: *Derek*
  - Vote: *5-0*
  - Meeting Adjourned at: *8:15 pm*