

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

July 2, 2009

Meeting Held At: Centerpointe Church (Durant Rd. & Miller Rd.)

- **CALL TO ORDER:** David Campbell, President
- **PROOF OF NOTICE:** Notice Posted on Community Announcement Board (June 28, 2009)
- **ROLL CALL:**
 - *Present: David Campbell, Natalie Denty, Derek Matthews*
 - *Absent: Perry Clouse, Mark Gaudio*
- **OTHERS IN ATTENDANCE:**
 - Rick Pitrowski, COA
 - *Lee – Complete Land Care*
- **RESIDENTS REQUEST TO ADDRESS THE BOARD (10-MINUTES EACH):**
 - *None*
 - *Residents in attendance – Lou Bloom, Debbie Carrino*
- **LAST BOARD MEETING MINUTES READING/REVIEW/APPROVAL:**
 - BOD Meeting – June 4, 2009
 - Motion to Approve: *Natalie Denty*
 - Second to Motion : *Derek Matthews*
 - Vote: *3-0 approved*
- **CCR MEETING:**
 - Review of Outstanding Issues/Report – COA
 - Action on issues requiring Board approval - *None*
 - Miscellaneous - *None*
- **NEW BUSINESS:**
 - Complete Land Care Presentation/Discussion – *Lee from Complete Land Care discussed the proposed entryway replanting. The Board offered some suggestions and Lee was going to provide several other designs for the board to consider*
 - Zeina Park Playground Renovation Program (David Campbell)
 - Phase I Bid Review and Contractor Selection – *Selected G.A. Nichols Company as the contractor for the playground improvement construction. Their bid was 50% less than the other qualified bid.*
 - Votes:
 - *Motion – move \$5,000 from the common area maintenance budget and \$5,000 from the tree maintenance budget to the park*

- **COMMITTEE REPORTS:**

- ACC – Architectural Control Committee (Derek Matthews) – *Meeting to be held on 7/13/09 at the pool, Dave Campbell to oversee since Derek will be on vacation*
- COC – Community Outreach Committee (David Campbell) – *Nothing to report, planning annual meeting*
- CSAC – Communications & Social Activities Committee (Natalie Denty & Perry Clouse) – *Next meeting 7/11/09 @ 9:00 am at the pool*
- CALM – Common Areas and Lake Maintenance (Mark Gaudio) – *Mark was not present so there was no report.*

- **NEXT MEETING DATE:** August 6, 2009 @ 7:00PM

- **Location:** Centerpointe Church (Durant Rd. & Miller Rd.)

- **MEETING ADJOURNMENT:**

- Motion to Adjourn: *Natalie Denty*
- Second to Motion: *Derek Matthews*
- Vote: *3-0 approved*

- Meeting Adjourned at: *8:20 pm*

Minutes prepared by: David Campbell, President