

Twin Lakes of Brandon Homeowners Association, Inc.
Board of Directors Meeting – Minutes
July 24, 2007 - 7:00 PM

Meeting held at: 5129 Whispering Leaf Trail, Valrico, FL 33594

- **Call to Order: Terry Ottinger**
- **Proof of Notice:** Notice Posted on Community Announcement Board 07/22/07
- **Roll Call** - Terry Ottinger, Wayne Key, Scott Denty, David Leonard,
- **Others in Attendance:**
 - Rick Pitrowski, COA
 - Carla Des Vignes Resident
 - Virginia Havley Resident
 - Stephanie Ball Resident

Board allowed the residents to go first:

Virginia Havley addressed the Board and expressed her feelings about a number of residents who had used various derogatory comments and what she called “racial” slurs with her, about her neighbor (Carla Des Vignes) painting her home bright pink. The Board expressed that any problems with neighbors was unfortunate and racial slurs certainly should not be condoned however the Board had no control or authority to address the incidents.

Carla Des Vignes addressed the Board about her home which she had painted without ACC approval. The facts are that Ms. Des Vignes submitted an ACC request without the required paint chips and the request was sent back for the additional information. During her address lasting nearly 45 minutes, Ms. Des Vignes acknowledged that she did not obtain approval but proceeded to paint the home anyway. She said “I made “a mistake” and that the color was “not what I expected” and was in fact, “too bright” but that there was nothing she could do about it right now.

After Ms. Des Vignes made numerous complaints about the Association and the Board’s pursuit of forcing her to maintain her home, Rick Pitrowski explained that he had obtained Board approval to hire someone to assist with initial yard maintenance at no charge, that he personally had volunteered to pressure wash her home and had lined up volunteers thru a local church to paint her home. All she had to do was submit the ACC, obtain approval and purchase the paint and she did not follow thru.

She also expressed that it was her home and that the Community and or Association has nothing to do with what she does with her home. That any rule governing the color of her home was unreasonable and at the end she expressed that she did not have to follow the rules. She said its “my home and I will do with it what I want”.

The Board normally allows residents 15 minutes to address the Board however after nearly 1 hour with these two residents, we asked that we move on to other business. Ms. Des Vignes demeanor became argumentative and verbally hostile, at the conclusion of her address and as such Wayne Key asked them to leave their home where the meeting held.

The Board asked Rick Pitrowski to call / contact Mrs. Des Vignes to extend the offer to have the house painted by the volunteers previously scheduled at no cost for labor and she would pay for the paint only. The Board expressed hope that she would be amicable to this arrangement to resolve the violation without legal costs.

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

- Last Board Meeting of June 26, 2007
- Minutes Reading / Review – Terry Ottinger
 - Motion to Approve: Terry Ottinger
 - Motion Seconded: Dave Leonard
 - Vote: 4 – 0

- **Old Business:**

- COA - Pool Covered Area Lights Repair – Status?
 - Quote for the repair \$325 – OK'd by Board
- COA – Park Tree Maintenance – Trimming Status?
 - COA reported that the trimming and tree cabling previously approved by the Board was complete
 - COA and the Board discussed HOA's responsibility / liability issues and concluded that we were doing the proper tree maintenance. Further trimming or cutback of limbs was not necessary.

[REDACTED]

[REDACTED]

- Terry Ottinger - EPC – Wetlands Case
 - Terry filed a verbal report on the success of the EPC Meeting held on July 10th and that the Executive Director would asked to waive the fines and collect the costs only pending a successful re-inspection to be held on July 17th.
 - Terry filed a verbal report that the EPC Inspection held on July 17th was a success and that the inspector was satisfied that the wetlands area was no longer being maintained and that the patio had been removed.
 - COA delivered a new consent order (copy attached) that acknowledged the waiver of the fine, the collection of cost and the dropping of further legal claims on this violation.
 - Board discussed the installation of Wetland's Signs along the wetlands areas behind the homes along Lake Sterns. The language and quantity of the signs are to be determined.
 - Signs by Tomorrow submitted a bid for signs at \$27.85 each plus tax.

- **Old Business continued:**
 - Terry Ottinger - EPC – Wetlands Case
 - Motion was made to approve the EPC Consent Order, pay the money from HOA funds and collect the costs based on the percentage of violation from the two residents in question. Also part of this motion was the approval of the purchase and installation of the Wetlands Signs as needed:
 - Motion to Approve: Scott Denty
 - Motion Seconded: Dave Leonard
 - Vote: 4 – 0
 - Community Credit Card Information
 - Terry notified the Board that the Credit Card Link to pay assessments was on the Website under Assessment Payments
 - Vandalism – Pool / Courts Damage
 - Pool Card is now required to enter or exit the pool area. The push button to exit was eliminated to prevent those who have been climbing the wall to allow people in without a card or those who push to allow others in without having their own card.
 - Pool Wall - COA obtained quotes to raise the wall just inside the pool gate to the right enough to help prevent kids from scaling the wall to obtain entry. The quote for the work at \$ 1800 was approved as follows:
 - Motion to Approve: Terry Ottinger
 - Motion Seconded: Wayne Key
 - Vote: 4 – 0
 - Tennis Court – Fence quote to enclose the tennis courts with a 10' fence being completed on each side was incorrect. Rick shall obtain the corrected quote and suggested that we obtain a set of locks, keyed alike and issue a key to those in the community that desire to play tennis. Board agreed this would be a great idea.
 - Covenants and Rules Review Committee
 - Chairperson (Tessa Benz) resigned - letter
 - Lou Bloom offered to chair this committee and Stephanie Ball stated she was willing to co-chair.
 - Revised Questionnaire / Survey of HOA Members to be completed and emailed to all Board Members for final approval soon.

- **Old Business continued:**

[REDACTED]

[REDACTED]

- **New Business:**

- COA – Community Matters & Report – Rick Pitrowski
 - Rick distributed copies of a letter pertaining to an unpaid impact fee / bill received from Hillsborough County Water Resource Services (attached) in the amount of \$26,583.33 that Sunrise Homes / Development had failed to pay years ago. This letter informed the County that the fee was not the responsibility of the Association but was in fact the responsibility of the Sunrise Homes / Development. We have no updates since this letter of July 22, 2007.
- Financial Report – Dave Leonard
 - Financial Report & Statement was presented (attached)
 - Delinquent Assessments of \$18,892.81 were reported
 - Dave reported that the remaining funds in Capital One and Colonial Bank Money Market Accounts would be transferred into the RBC Money market account in the amounts of \$135.21 and \$18,675.19 respectively.
 - Rick reported that the new legislative rules are calling for an expedited or accelerated collection process requirement now imposed on Associations and that there are new fast track rules for filing mediation. Rick agreed to prepare a more extensive report for the August Board Meeting on the new legislative changes.
- Committee Reports:
 - ACC – Architectural Control Committee – Scott Denty
 - Report on Meeting 7-18-2007
 - 11 Applications were reviewed
 - 3 Applications approved with conditions
 - 3 Applications approved without conditions
 - 2 Applications rejected
 - 3 Applications yet to be determined
 - Next Meeting: 8–15-2007
 - Location: 5507 Winding Brook Lane

- **New Business continued:**
 - CCR – Covenants, Conditions and Restrictions – Terry Ottinger
 - Report on Meeting 7-16-2007
 - Summary Report review (copy attached)
 - CCR request Board approval on proceeding to mediation/ litigation on two (2) persistent violations:

 - Motion to Approve: Terry Ottinger
 - Motion Seconded: Scott Denty
 - Vote: 4 – 0
 - Next Meeting: 8-20-2007
 - Location: 5505 Winding Brook Lane
 - CSAC – Communications & Social Activities Committee – Lou Bloom
 - Newsletter August – On the Website
 - Home of the Season – Decided and on the Website
 - Next Meeting date: _TBA_ Location: _____
 - CALM – Common Area and Lake Maintenance – Wayne Key
 - Common Area / Maintenance Issues
 - Lake Status – Cleaning, etc.
 - Next Meeting date: _____ Location: _____
- **Other New Business: None**
- **Acknowledge Date / Location for March Board Meeting:**
 - Proposed Meeting Date - August 28, 2007 - 7:00 PM
 - Proposed Location – Terry Ottinger’s / 5505 Winding Brook Lane
 - Actual Meeting Date: August 28, 2007 - 7:00 PM
 - Actual Meeting Location: as planned

- **Adjournment**
 - Motion to Adjourn : Terry Ottinger
 - Motion Seconded : Scott Denty
 - Vote: 4 - 0
 - Meeting Adjourned at: 10:16