

**Twin Lakes of Brandon Homeowners Association, Inc.  
Board of Directors Meeting**

August 7, 2008 – 7:00 p.m.  
Bloomingdale Public Library

**CALL TO ORDER:**

David Campbell – President

**PROOF OF NOTICE:**

Posted on Community Announcement Board 07/15/08  
Revised on 08/02/08 due to location change

**ROLL CALL:**

David Campbell  
Roy Nyquist  
Natalie Denty  
Mark Gaudio  
Rick Swartwood - Absent

**OTHERS IN ATTENDANCE:**

Rick Pitrowski – Communities of America  
Lou Bloom – Editor  
Jay Kent – Resident  
Millie Nyquist – Resident

**RESIDENTS REQUESTING TO ADDRESS THE BOARD (10 MINUTES EACH):**

No residents present requesting to address the board

**LAST BOARD MEETING MINUTES READING AND REVIEW:**

Last Board Meeting of July 10, 2008 Minutes Reading & Review – President

- Motion to Approve: Natalie Denty
- Motion Seconded: Roy Nyquist
- Vote: Approved : Unanimous

**CCR MEETING:**

3034 Partridge Point Trail – Action – send to attorney  
5126 Whispering Leaf Trail – Action – send to attorney

- Motion to Approve: Roy Nyquist
- Motion Seconded: Natalie Denty
- Vote: Approved : Unanimous

**NEW BUSINESS:**

**Crime Issues in Community (Dave)**

- 2849 Lake Michaela Boulevard – Car egged, late night door bell ringing and trash left at front door.
- 4701 Marsh Hawk Court – Multiple incidents of trash thrown in homeowner’s yard including general trash, plastic cups, broken beer bottles, etc.

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- Address Withheld – Repeated requests from unknown teenagers to swim in homeowner’s pool. Same teenagers return the next day caught looking in the windows.
- 5507 Winding Brook Lane – Repeated requests from unknown teenagers to swim in pool. Homeowner doesn’t have a pool.
- Address Withheld – Barn Owl area - Breaking and entering reported. Intruders were children ages 9 to 12 possessing knives. Also blamed for the death of a neighbor’s pet.
- Ibis Point and Heron Point – Entrance flood lights reversed directing lights at on-coming traffic.
- Paint/Graffiti on stop signs and sidewalks.

BOD encourages all homeowner’s experiencing these types of vandalism or more serious offenses to report issues to the Sherriff’s Department. The BOD cannot be responsible for any enforcement action on this type of criminal behavior.

Incidents have been occurring during the day, so the assumption was made that these troubles would drop off once the new school year begins.

Rick-COA reminded the BOD that off duty Sherriff’s deputies are available for hire in four hour shifts at \$ 45.00 per hour as an available option for the community.

**Community Outreach Meeting Report (Natalie)**

- Next scheduled Town hall meeting is August 21, 7:00 p.m. at Campo YMCA. Items to be discussed are Rule changes, Lake Sterns homeowner’s request, past Town hall items and an open forum.
- Next scheduled COC meeting is August 28, 7:00 p.m. at Panera Bread on Lithia Pinecrest Road.

**Security Camera at Courts (Dave)**

This is a 2008 budgeted item and will install a security camera at the tennis courts with a feed going back to the DVR located in the guardhouse.

- Bid opening – In June, COA sent out bids to nine vendors seeking estimates for the installation of the security camera. This resulted in one response. The BOD asked COA to re-canvas for other bids during at our July meeting. COA sent out another bid to six additional vendors. This request resulted in only one other response. The two sealed bids will be opened by COA and distributed to the BOD via e-mail. The bids need to be compared line item by line item and will be addressed again at September BOD meeting.

**Zeina Park Lighting Bids (Dave)**

This project consists of underground trenching and running electrical service into Zeina Park. The point of connection will be at the transformer located at the corner of Lake Michaela Blvd and Beaver Pond Trail. One panel / junction box will be located near the playground area and will be installed with future needs in mind. A second panel will be located where the stage has been set up during our concerns in the park. It will be big enough to handle our current and any future needs in that area.

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A motion was made by Dave Campbell to approve this expenditure with a maximum cost of \$14,000.00 and give COA permission to seek bids for the Electrical installation.

Our 2008 expenditures for tree trimming has come in under our budgeted amount, therefore, funds are available for a special project of this nature. This has been identified this as a point of interest for the community during past BOD meetings and within last year's Community Survey.

- Motion to Approve: Mark Gaudio
- Motion Seconded: Natalie Denty
- Vote: Approved : Unanimous

**Lake Sterns Homeowner's Request (Mark)**

The homeowner's abutting Lake Sterns made a proposal to the BOD during the July meeting to purchase land behind their houses. Access would still be available to the Lake near the gazebo. Less maintenance costs to the community was offered as an additional benefit to the sale of the property. The money from the sale of the property could be used for community improvements.

The Lake Sterns homeowner's are still interested in pursuing this venture and understand that this will require a full vote of the community. The homeowner's will address this topic at the August Town hall providing why they submitted the proposal, pros and cons of the action, etc.

There has been no formal written proposal presented to the BOD. There is no action to be taken by the BOD at this time.

During a review of the Community property through the Hillsborough County Property Appraisers office website, Dave Campbell found documentation suggesting the community owns lake and land all the way to Lewis Road. He has requested that Rick-COA research the plat lines and indicate to the BOD his findings.

**Pending Legal Matters (Rick-COA)**

- Des Vignes – Paint Color (DCC) – A payment of \$ 884.00 was made for past due assessments on May 9<sup>th</sup>. Since that date, no further payments have been received for a.) keeping the assessments current and b.) \$ 100.00 per month toward \$10,000.00 legal bill with a balloon payment due at the end of (1) year. Attorney recommendation is to send the required letter, lien the property and send letter to foreclose the lien. A motion was presented to proceed with legal action / collection due to failure to meet Court Ordered obligations.
  - Motion to Approve: Roy Nyquist
  - Motion Seconded: Natalie Denty
  - Vote: Approved : Unanimous
- Havelly – Shed (DCC) – The shed has been removed. An offer to settle for \$7,000.00 was submitted by the homeowner's attorney. Proposed payments would be

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\$1,000.00 per month for the next seven months. COA countered the offer for total amount owed in legal and COA fees of \$8,000.00 with \$1,000.00 per month for the next eight months. Unable to proceed further as attorney is no longer representing the homeowner.

**Nomination Committee Update/Meeting Schedule (Dave)**

Dave Campbell will chair this year's nominating committee. Dave will contact Linda, Shaun and Lisa and set up a meeting for next week. The meeting will be posted on entrance notice board and will be a kick-off meeting to provide an overview of the committee's duties and timeframe required.

Dave polled the existing BOD members to determine their interest in serving the Community during next year's term. Dave, Mark and Natalie expressed an interest.

**Letters/E-Mails to the BOD (BOD)**

- Paint Book - Requests to borrow the Paint Book are being handled via e-mail to clear the backlog.
- Speed Humps on Little Road – Residents along Little Road have requested the County install speed humps/tables for traffic calming. This will be addressed at next week's County Commission meeting. One of our Twin Lakes homeowners wanted to know the BOD's position was on these speed humps. Dave responded that the Board did have a stance on this item, as it is Twin Lakes community issue. He encouraged the homeowner to attend the County Commission meeting and express his concerns directly with them.

**October General Member Meeting (Dave)**

The BOD needs to set a meeting date for the annual Community meeting. Suggested dates are:

- Tuesday, October 21
- Thursday, October 23
- Time will be 7:00 p.m.
- Rick-COA to determine if Bethel Baptist Church at 1801 South Miller Road is available for use.
- Notices will be sent 15 days prior to the meeting.
- The agenda items will be created during the September BOD meeting.

**Financial Report (Rick)**

In Rick Swartwood's absence, Rick-COA provided the following financial overview:

- Investments – Rick-COA has some information for Rick S. to review concerning our RBC investments. Monies need to be moved around as not to exceed limits. Once Rick S. review, he can provide a proposal to the BOD of actions that need to be taken.
- YTD Profit and Losses - To date, we have spend \$198,000.00 of our annual budgeted amount of \$230,000.00, putting us under budget by \$32,000.00.
- Delinquencies – Delinquencies are very high this month, but are always the case in the first month of the quarter.
  - \$50,000.00 in delinquencies
  - \$29,659.00 of those delinquencies are with the Attorney

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- \$20,341.00 are delinquent by only eight days
- Foreclosures for July
  - 2 are in Bankruptcy
  - 6 are in Foreclosure proceedings
  - 8 are in a Liened moving to Association Foreclosure status
  - 1 is on a Payment Plan

Positive comment interjected by resident Jay Kent commending Rick-COA for providing the financial update. This was the first time this type of report has been offered / presented during a BOD meeting this year. Dave reminded that our meeting are typically scheduled two days before the financial month end reports are available and what we are looking at is one month old. Jay indicated one month old information was better than none at all.

**OLD BUSINESS:**

**Lake Enhancement Program (Mark)**

The BOD authorized the Lake Michaela and "Ottinger" pond maintenance program at the July meeting. Mark indicated that Florida Natives apologized for their delayed start. This was caused by another job and weather related issues. They will begin the maintenance on Friday, August 8<sup>th</sup> by spraying the invasive.

Laurie of Florida Natives has requested a meeting with Mark, Dave and SWIFTMUD to discuss the certification of the storm water ponds. David, as our resident civil engineer, will inspect our community storm water ponds and certify their proper operation.

**Paint Color Palette Book Update (Natalie)**

The paint binders are put together. The paint chips need to be cut to fit into the display windows, the chips need to be pasted onto the display cards, the display cards need to be inserted into the plastic sleeves and then filed into the binder. These will be ready for the August 21<sup>st</sup> Townhall meeting.

**COA – Community Matters and Report (Rick-COA)**

- 5110 Coopers Hawk Court – Foreclosure addressed by our Collection Attorney. Amount collected was \$1,788.00 with a remaining balance of \$468.21 that needs to be considered as a write-off. Motion to write-off the uncollectable balance.
  - Motion to Approve: Mark Gaudio
  - Motion Seconded: Roy Nyquist
  - Vote: Approved : Unanimous
- COA received a phone call on August 6<sup>th</sup> from a homeowner backing up to Zeina Park reporting that lightning struck one of the large oak trees. Dave and Rick-COA surveyed the damage, as well as, the arborist. The tree has been split and the bark is falling off indicating it is dead. The tree poses a threat and a motion to remove

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the tree was presented. The quote to remove the tree and grind the stump was \$1,600.00.

- Motion to Approve: Roy Nyquist
  - Motion Seconded: Natalie Denty
  - Vote: Approved : Unanimous
- Dave express a concern regarding mowing within the park. He indicated that the park proper had not been mow in several weeks. He requested that Rick-COA revisit this with Complete Landcare.
  - Palm Disease – A disease has been just been found in Hillsborough County which can potentially kill some types of palm trees; Canary, Queen, Date, Sabal and Cabbage palms. The disease has never before traveled this far North. Rick-COA has suggested that we inoculate our Canary Palm at the community entrance as quickly as possible since this is about a \$40,000.00 tree. The estimate for the treatment is \$40.00.
    - Motion to Approve: Natalie Denty
    - Motion Seconded: Mark Gaudio
    - Vote: Approved : Unanimous

**COMMITTEE REPORTS:**

**Community Outreach Committee (Natalie)**

The committee is working on suggested Rule changes and will be discussed at the August 21<sup>st</sup> Townhall meeting. Members of the committee have expressed a community frustration over CCR letters received as a result of a fence manufacturer "sign" (i.e., Danielle Fence logo). Rick explained that a CCR letter usually is not sent for just the fence sign. They wait until there is multiple items that need to be addressed by the homeowner.

The next committee meeting is scheduled for August 28<sup>th</sup>, 7:00 p.m. at Panera Bread on Lithia Pinecrest Road.

**Covenants, Conditions and Restrictions Committee (Roy)**

Covered at the beginning of the meeting and documented above.

**Communications and Social Activities Committee (Natalie)**

Natalie is trying to determine if the committee has a set meeting day. Lou stated that he thought it had been the third Tuesday of the month. Natalie will coordinate a meeting soon. Art in the Park for September 20<sup>th</sup> has been cancelled. The committee needs to concentrate on the Halloween Carnival set for October 25<sup>th</sup>. The newsletter was published and disturbed during the week of July 27<sup>th</sup>. And as always, volunteers are needed.

**Common Area and Lake Maintenance (Mark)**

Mark has a scheduled walk through with Complete Landcare scheduled for Friday, August 8<sup>th</sup> at 9:00 a.m.

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**Architectural Control Committee (Dave)**

The next meeting is scheduled for August 11<sup>th</sup> at the Pool. Mr. Whitfield came to the July BOD meeting to discuss his denial for fencing his corner lot. He requested the fence be placed 15 feet off of the property line. Article 3, Section 12 of the CCR requires the front setback to be 25 feet. Mr. Whitfield brought forth two examples of corner lots where the fences do not comply with our guidelines. These will be addressed via CRR and COA. A motion to grant a waiver for Mr. Whitfield was proposed.

- Motion **Denied**: Roy Nyquist
- Motion Seconded: Natalie Denty
- Vote: Approved : Unanimous

**NEXT MEETING DATE:**

September 11, 2008  
7:00 p.m.  
Location to be Announced

**MEETING ADJOURNMENT:**

Motion to Adjourn: Roy Nyquist  
Motion Seconded: Natalie Denty  
Vote: Approved – Unanimous

Meeting Adjourned: 8:24 p.m.