

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

November 10, 2007
9:00 a.m.
Port City Java
3330 Lithia Pinecrest Road

Call to Order: David Campbell at 0900hrs.

Proof of Notice: Posted on Community Announcement Board on October 28, 2007

Roll Call: David Campbell, Roy Nyquist, Karen Huber, Mark Gaudio, Rick Swartwood

In Attendance

Rick Pitrowski - COA
Terry Ottinger - Past President HOA
Lou Bloom - Past Secretary HOA
Dave Leonard - Past Treasurer HOA

Board Assignments

President	David Campbell
Vice President 1	Roy Nyquist
Vice President 2	Mark Gaudio
Secretary	Karen Huber
Treasurer	Rick Swartwood

Residents Requesting to Address the Board (10 minutes each)

No residents present requested to address the board

Last Board Meeting Minutes Reading and Review

Last Board Meeting:	September 25, 2007
Minutes Reading & Review:	Campbell
Motion to Approve:	Huber
Motion Seconded:	Swartwood
Vote:	Approved - Unanimous

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New Business

2008 Annual Budget - Rick Pitrowski

Preliminary TLBHOA Budget discussed and opened to residents present for comment.

Consideration was given for Lake and Common area maintenance and improvements.

Consideration was given for a change in collection attorney services to Robert Tankel, Esquire.

Consideration was given for additional security cameras.

Comments from residents in attendance Jay Kent, Paula Gaudio, and John Bears acknowledged the difficulty in levying assessment increases to maintain and improve the community as opined in survey by the community at large but agreed it a necessary increase. None voiced objection over the proposed assessment increase.

Proposed 2008 Budget

Motion to Approve: Nyquist
Motion Seconded: Swartwood
Vote: Approved - Unanimous

Sealed Bids and Status - Rick Pitrowski

A total of six (6) sealed bids for the Gate Security contract were submitted and reviewed.

Board of Directors Meetings

A monthly meeting schedule was set for the 2007-2008 session. Meeting will be held on the 1st Thursday of every month at 7:00 p.m. and located at Port City Java, 3330 Lithia Pinecrest Road unless otherwise posted.

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Committee Assignments for New Board

CCR:	Roy Nyquist
ACC:	David Campbell
Covenants & Rules Review:	Rick Swartwood
CSAC:	Karen Huber
CALM:	Mark Gaudio
Other:	No other committees at this time

Holiday Concert in the Park

COA Rick Pitrowski reports that Bloomingdale High School Choral Group - The Ambassadors will be performing this year on December 22nd at 7:00 p.m. A Toys for Tots drop box will be available for donations and the CSAC will be requesting volunteers for the concert and to deliver the collected toys.

Commercial/Residential Development on Bloomingdale

The Board reviewed the documentation supplied by VOICE and decided to post the information from VOICE as well as the Developer on the Community website so that the residents could make an informed, independent decision.

Correspondence to the Board of Directors

Emails from the Community website were reviewed;

1. Complaints were received regarding juveniles hanging out in the soccer field, speeding and “peeling out” in the road, and general vandalism. This issue was covered during the Budget Proposal portion of the meeting.
2. A complaint was received regarding how the Board was spending money. This issue was covered during the Budget Proposal portion of the meeting.
3. A complaint was received regarding a home on Beaver Pond Trail using common area by Lake Michaela to dump yard waste. This issue was reviewed with COA Rick Pitrowski and will be addressed.

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4. A complaint was received regarding non-receipt of the newsletter by a resident and the Otter Creek Village sign being obscured. The missing resident address will be verified with the newsletter addresses and corrected. The landscaper will be notified of the obscured sign and directed to correct the condition.
5. A complaint regarding two (2) homes on Beaver Pond Trail being of a non-approved paint color. The addresses will be ascertained and forwarded to COA and the ACC for investigation.

Financial Report - Dave Leonard (Past Treasurer)

Dave Leonard reviewed the past financial status of the association and discussed the delinquent accounts. The process and new law changes to the Uniform Collection Policy, as required by the State of Florida, was discussed.

Accounts past due were noted. The past due fourth quarter assessments made up a majority of the delinquent accounts as of November 9, 2007. There were twenty-six accounts delinquent beyond the fourth quarter assessments.

Old Business

EPC - Wetlands Meeting Held

A report was given by Paula Gaudio of CALM in which the Board was requested to provide correspondence of support for restoring and maintaining the lakes to the EPC as well as to pursue an adopt-a-pond program or storm water retention pond maintenance program. A request for volunteers for CALM will be posted in the newsletter. Wetland signs are printed and ready to be posted.

Motion to Support Lake Effort

Motion to Approve:	Huber
Motion Seconded:	Swartwood
Vote:	Approved - Unanimous

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COA - Tennis Court Fence, Lock & Sign

Status - repaired with no new damages incurred. Contact for entry should be made through COA.

Jackson Litigation/Mediation Update

Another bankruptcy was filed by the homeowner. Currently documented on the delinquent account list as Countrywide Home Loans.

COA - Des Vignes/Pink House

The October 8th, 2007 Hearing: Judge ordered homeowner to choose a color from book supplied by the association within the Court Ordered 72 hour time frame. The judge gave the homeowner two weeks to resolve the issue with consideration given to schedule painting. The homeowner is to return to Court in the month of November.

Vandalism - Neighborhood Crime

Graffiti was removed from park area with no new incidents noted.

Security Concerns

Security issues were discuss regarding the tennis court areas and previous incidents with gangs and fights. Trees were trimmed to increase visibility. The cost and value of additional cameras in the community was debated.

Guard Services Issues

Incidents of Breech of Contract were addressed and sealed bids from security contractors were reviewed. A final decision as to security contract will be made at a later date.

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Pool Access & Exit

Previous Board reviewed prior incidents in the pool area of vandalism and trespassing. It was noted that there has now been a significant reduction of incidents after improvements were made to the fencing and walls that surround the pool area as well as the installation of security cameras and electronic key entry system.

Pool Tile Repairs

Ongoing repairs for defective tile installation, covered under warranty. All tiles currently in good condition as of Board meeting.

COA Community Matters Report - Rick Pitrowski

No pending issues in need of immediate attention. Board apprised of news channel report regarding the community; with a decision by the Board not to respond.

Committee Reports

ACC - Architectural Control Committee

Current board temporarily appointed to ACC to continue review process of submitted applications until ACC reformulated with volunteers.

CSAC - Communication & Social Activities Committee

Request for additional funding covered in Budget Proposal portion of the Board meeting. A review of the activities organized by the committee demonstrated the Committee's desired to encourage Community spirit.

Covenants & Rules Review Committee

Lou Bloom volunteered to participate in this Committee.

* The other Committees having only been chaired as of this writing have nothing to report.

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Next Meeting Date

December 6th, 2007 at 7:00 p.m.
Port City Java, 3330 Lithia Pinecrest Road

Meeting Adjournment

Motion to Adjourn

Motion to Approve:

Nyquist

Motion Seconded:

Huber

Vote:

Approved - Unanimous

Time:

12:55 p.m.