

## December 3<sup>rd</sup> 2009 Meeting Notes: TLOB HOA

### Others in Attendance:

- Lou Bloom-Twin Lakes ECHO Newsletter Editor-in-Chief.

### New Business:

- New approved Budget will start in January 2010.
- May need a “No Skateboarding” sign for new Zenia Park Performing Arts Stage.
- Rick Pitrowski of COA will make sure Bloomingdale Band and Newsome Choir will have chairs on stage for their Holiday in the Park performance.
- Not doing Toys-For-Tots this year because we have no volunteers.
- Brighthouse will be the telecommunications provider for new security service from guardhouse.
- Complete Landcare will replace Laurel-Pedlams in the Spring. In the meantime, they’ll plant white Poinsettias along the border to contrast the red Poinsettias. CL also suggests other, less expensive, palm options to replace the Canary Palm: Sylvester Palm, etc. Also must be careful when replacing the Canary Palm to also replace ALL the surrounding and contaminated soil.
- Monica Elliott from UF is the state’s palm specialist. Ms. Elliott said the Canary may not have TPPD-the lab results indicated minimal disease and also tested negative.
- Florida Natives Nursery contract will be terminated.
- Pool needs another electrical breaker line to support pool equipment.
- Phase II of Zenia Park (the Performing Arts Stage) is complete at \$6,500 (\$800 under budget).
- Miscellaneous Maintenance: Pressure wash sidewalks and white fences:  
Approved Perfected Pressure Washing for \$1,625.
- Mailbox new post program is up and running and a sample new post will be installed under mailbox at guardhouse.
- Check TLOB website for link errors.

- Future TLOB events to plan for next year: Holiday in the Park; Garage Sale; End of Year School Party; Art in the Park; Bark in the Park; Halloween Carnival; Easter Egg Hunt (will buy pre-stuffed eggs this year); Father's Day Fishing Tournament; Twin Lakes Has Talent?; Movie Might?

#### Letters to/from the Board:

- 5206 Whispering Leaf: Late Assessment fees doubled from \$230 to \$460. But that's the policy.
- 3137 Beaver Pond Trail: Late Assessment fees and Attorney fees. HOA agreed to pay ½ of attorney fees but not assessment fees.
- 2940 Hickory Grove: Back yard flooding is not an HOA issue but instead the result of drainage issue from neighboring subdivision Ashton Woods.

#### Old Business:

- 3034 Partridge Point: Never ending bankruptcy and foreclosure into the 7<sup>th</sup> year and have filed at least 10 bankruptcy notices. Will send 45 day demand letter stating they owe HOA \$4k.

#### Financials:

- Review Balance Sheet Total Revenues and Statement of Revenue & Expenses—look for large variances. Review the Profit & Loss Statement (P&L) or Income Statement. Also important to look at Year to Date Budget vs Actual. Also need to note Accounts Receivable and Delinquencies.