Twin Lakes of Brandon Homeowners Association, Inc.
Board of Directors Meeting
April 2, 2009 – 7:00 p.m.
Bethel Baptist Church (Miller Rd. & Durrant Rd.)

CALL TO ORDER (BOD): David C. Campbell, President

PROOF OF NOTICE: Notice Posted on Community Announcement Board 3-15-09

ROLL CALL
- David Campbell
- Natalie Denty
- Derek Matthews
- Perry Clouse
- Mark Gaudio - Absent

OTHERS IN ATTENDANCE:
- Rick Pitrowski, COA

RESIDENTS REQUEST TO ADDRESS THE BOARD (10-MINUTES EACH)
- Lou Bloom – 4701 Lina Court
- Larry Lint – 3048 Beaver Pond
- Holly Fowler – 3108 Beaver Pond
- Susan Wilson – 2833 Mossy Timber Trail
- Mrs. Thararuck - 3137 Beaver Pond Trail

LAST BOARD MEETING MINUTES READING / REVIEW / APPROVAL:
- Last Board Meeting of March 5, 2009
- Minutes Reading / Review – President

Motion to Approve: Natalie Denty
Motion Seconded: Derek Matthews
Vote: Approved - Unanimous

CCR MEETING:
- Action on issues requiring Board Approval – None
- Miscellaneous - None

HOMEOWNERS ADDRESSING THE BOARD:
- Wilson – Dispute over Collection policy / Legal fees / property Lien.
- Thararuck – Dispute over Collection policy / Legal fees / property Lien dating back to October 2007. Substantial amount of time was extended to discuss grievances. A proposal by the Board to split the current Attorney fees with the Homeowner was put on the table for a vote. This was being considered only because the issue began prior to our current collection policy was in force. The Homeowner is to contact Rick Pitrowski-COA by 11:00 a.m. 04/03/09 to review account balance. The Homeowner must be in agreement with the accounting overview and agree to pay half of the exiting Attorney’s fee prior to departing COA or the offer will be rescinded. Payment in full must be received by 04/09/09.

- Motion to Approve: David Campbell
- Motions Seconded: Natalie Denty
- Vote: Approved 4-0

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NEW BUSINESS:
- 2009 Neighborhood Recognition Awards – Lake Michaela
  - Twin Lakes of Brandon won the 2008 Environmental Project for Hillsborough County. Mark Gaudio attended the awards presentation and accepted a plaque and certificate on behalf of HLoB for the community’s clean up and restoration project.
- Incident at pool w/resident
  - Resident addressed the Board documenting the incident. Security footage was pulled. Offending party is a rental tenant without a Pool access card. Board will have Attorney send notice to the tenant and owner.
- Mailbox Vandalism
  - Mailboxes along Lake Michaela, Whispering Leaf and Coopers Hawk villages were vandalized with the round finials stolen.
- Zeina Park Playground Renovation Program
  - Update on Level 1 Repairs by COA. All Level 1 issues have been addressed
  - Concept Discussion. This will be postponed and discussed at the May BOD meeting. The next BOD meeting will be held in the Park. Dave will supply a preliminary project plan at that time.
- Upcoming Community Events
  - Annual Easter Egg Hunt (April 11, 2009). All arrangements have been set for the event.
  - Community Spring Cleaning day (April 18, 2009). Arrangements are underway. Dave will distribute a flyer to all homes prior to the event.
- Letters / E-Mails to the BOD
  - Mailbox Finials Stolen
  - Confusion over Mailbox Post Replacement Instructions / Creative Mailbox information on our website
  - Issue with Coupon Book
  - Prank Inspection Notice sent to Homeowner – Dave to write a newsletter article
- Financial Report – Perry Clouse
  - Perry provided a verbal recap of financials through 03/31/09.
  - Under-running 2009 budget.

OLD BUSINESS:
- Stormwater Pond Fence
  - Review/approve bids. Fence proposals to enclose stormwater pond were reviewed but a vote will be postponed. Bids did not include one section.
- Mailbox Replacement Program Status
  - The neighbor currently producing replacement mailbox posts is no longer interested. COA to determine if their handyman can reproduce. Mailbox post request form needs to be pulled from the website.
• Foreclosure Lawn Maintenance Program
  o Houses in Program – COA
    ▪ 3041 Beaver Pond Trail – Vacant - Appears someone is cutting the front yard, but the backyard is bad. Have Complete cut the backyard.
    ▪ 5126 Whispering Leaf Trail – Vacant - Appears someone is cutting the front yard, but the backyard is bad. Have Complete cut the backyard.
    ▪ 5209 Whispering Leaf Trail – Vacant – Neighbor is cutting the lawn. Hold for one month and readdress next month.

• Community Garage Sale Wrap-Up (March 28, 2009)
  o It was a success.

• Miscellaneous Maintenance Update – COA
  o Tree Trimming - Zeina Park. Work has been completed.
  o Fence/Gate at the end of Bloomingdale Avenue. The gate was installed by Riverhills to prevent access. The needed repair will be reported to Riverhills Board.
  o Dead palm trees at entrance. Four scrub palms in the park are dead. Removal will cost $270.
    ▪ Motion to Approve Expense: Perry Clouse
    ▪ Motions Seconded: Derek Matthews
    ▪ Vote: Approved 4-0
  o Dead shrubs/hedge along Bloomingdale. The winter freeze killed many of the existing Wax Myrtles. A proposal has been obtained to replace the Wax Myrtles with 72 Oleander and 20 Vibrium with a total cost of $4,790.
    ▪ Motion to Approve Expense: Natalie Denty
    ▪ Motions Seconded: Derek Matthews
    ▪ Vote: Approved 4-0
  o Irrigation problems near entrance. Work has been completed.
  o Dead sod in a row along Bloomingdale. The winter freeze killed approximately 3,240 square feet of sod. Several proposals were reviewed. A motion was presented to replace sod for a cost not to exceed $2,100.
    ▪ Motion to Approve Expense: Natalie Denty
    ▪ Motions Seconded: Derek Matthews
    ▪ Vote: Approved 4-0

• COA – Community Matters & Report – Rick Pitrowski
  o Legal Matters – No Legal matters to discuss.
  o One new Foreclosure
  o One new Bankruptcy
  o Pool grate has been replaced.
  o On Red Warbler, two queen palms are dead or dying. The cost to remove the palms is $190. The cost to replace the palms is $990. A motion was presented to remove the dead palms and replace the palms for a cost not to exceed $1,200.
    ▪ Motion to Approve Expense: Natalie Denty
    ▪ Motions Seconded: Derek Matthews
    ▪ Vote: Approved 4-0
  o On March 24th, a palm tree behind the gate house was struck by a car. There was damage to plants and scarring to the palm tree. A letter has been sent to the resident to replace/repair the plant damage and they were put on notice that if the palm dies from the accident, they will be responsible for the palm replacement.
The Gazebo at the tennis court is in need of repair or replacement. A bid for demolition has been presented at $950. A bid for replacement was presented at $12,366 with an additional 12% to 15% for installation. The replacement would look just like the Gazebo on Lake Sterns. Discussion was tabled until Derek has had an opportunity to look at the structure.

COMMITTEE REPORTS

- **ACC – Architectural Control Committee - Derek Matthews**
  - Elite Roof System (5118 Whispering Leaf)

- **COC – Community Outreach Committee - David Campbell**
  - A Townhall meeting is being planned for the May timeframe

- **CSAC – Communications & Social Activities Committee - Natalie Denty and Perry Clouse**
  - The deadline for the next Newsletter is May 11\(^{th}\).
  - Annual Easter Egg Hunt (April 11, 2009). All arrangements have been set for the event.
  - Community Spring Cleaning day (April 18, 2009). Arrangements are underway. Dave will distribute a flyer to all homes prior to the event.
  - Next meeting is set for Saturday, May 2\(^{nd}\), 9:00 a.m. at the Pool.

- **CALM – Common Area and Lake Maintenance - Mark Gaudio**
  - No report in Mark’s absence.

NEXT MEETING DATE:

- **Date:** May 7, 2009 @ 6:00pm
- **Location:** Zeina Park

MEETING ADJOURNMENT

- Motion to Adjourn: Natalie Denty
- Motion Seconded: Derek Matthews
- Vote: Approved 4-0

- Meeting Adjourned at: 9:15 p.m.