



Twin Oaks Farm HOA

Meeting Minutes
August 25, 2014

Meeting start time: 7:30pm

Quorum met: Board attendees – J. Schoolcraft, B. Bell, M. Bilock, A. DeSantis, M. Blas, C. Sharp

Additional attendees: Property Manager Brian Heisler

Motion to approve amended July 2014 meeting minutes: 1 C Sharp, 2 B Bell: APPROVED

President's report:

- Pool use appears to be running smoother this year with fewer issues.
- Basketball court issues appear to have calmed down as there has been less activity reported

Treasurers' report:

- Nothing to report

Grounds report:

- Boards on fence along Minnieville missing and need to be replaced. One panel on fence along Minnieville is off kilter and needs to be fixed.

ARC report:

- Nothing to report

Communication report:

- Nothing to report

Social Committee report:

- Plans ongoing for fall festival, date is October 18th, budget is \$1,500

Pool report:

- Issue regarding an older sibling escorting their younger sibling to the pool. The lifeguard was following American Pools guidelines and not TOF guidelines. Upon discovering TOF guidelines, the siblings were allowed to use the pool. Steps taken to prevent this rule discrepancy in the future.

Management report:



- Advised Board that the meeting documents layout he uses is slightly different than what Sam Morrison was using.
- Draft audit expected in a few weeks
- Draft budget for 2015 prepared for Board's review
- Action list utilized by Brian as his own internal control system

Old Business:

- Will solicit bid to create code of conduct sign
- Will look into fixing misspelling of "handbilling" on signs throughout neighborhood
- Will get extra trash can installed at playground on Maple Ridge Drive

New Business:

- Walking trail posts pricing options obtained and provided
- Obtaining quote to remove multiple trees around neighborhood after hurricane season
- Pool pump replacement for baby pool – pump will need to be replaced, however, it is most cost effective to run it until it dies
- GHA was not able to obtain all permits necessary to start pool house project so anticipated start date to be pushed back at least 60 days

Motion to enter into executive session 8:20pm: C Sharp 1, B Bell 2: APPROVED

Motion to exit out of executive session at 8:25pm: C Sharp 1, B Bell 2: APPROVED

Motion to confirm no motions were made while in executive session: C Sharp 1, B Bell 2: APPROVED

Motion to approve the development of a payment plan for late assessments for acct# 113677: C Sharp 1, J Schoolcraft: APPROVED

Motion to approve the waiver of late fee and interest for late payment of assessment for acct#168173 : C Sharp 1, J Schoolcraft 2: APPROVED

Motion to adjourn meeting at 8:26pm: J Schoolcraft 1, C Sharp 2: APPROVED

Next meeting will be September 16, 2014