

Twin Harbors Property Owners Association, Inc.
Annual Meeting Minutes
October 18, 2014

Directors Present: Joseph Polizzi, Michael Farr, Paul Laverty, Amy Casey, Don Uptegraph, and B. Milton Choate

Directors Absent: Jim Wyckoff, Jim Wilder

Others Present: Ronnie Vincent, Commissioner of Precinct 2; Polk County.

Joseph Polizzi, Vice-President, called the meeting to order at 9:03 AM. As the first order of business, Russell Robertson led the group in an opening prayer. Next, Joseph Polizzi led the group in the Pledge of Allegiance.

Joseph Polizzi introduced Ronnie Vincent, Commissioner of Precinct 2, Polk County.

Polk County Precinct 2 Commissioner Ronnie Vincent discussed the recent road maintenance of Twin Harbor roads, which include Creek Drive from Lakefront Drive to Sunset Drive, Whisperwood Drive from Lakefront Drive to Parkview Drive, and 800 linear feet at the end of Lakefront Drive. First, Polk County Precinct 2 road crews pulverized the existing roads, mixed in portland cement and watered to form a solid and acceptable base. Next, Pinto Construction chip and sealed the roadways, and finally CCC Blacktopping topped the roadways with an inch and half (1 1/2) inches of asphalt.

A section of Lakefront Drive was not included in the work performed because a half load of portland cement could not be ordered. Originally another subdivision was scheduled to have road maintenance that would have required a half load of portland cement; however, the road work was cancelled by the subdivision. The section of Lakefront Drive not completed will be rescheduled for 2015.

Rick Garlock quizzed Mr. Vincent concerning how will existing driveways be treated with the streets are worked. Mr. Vincent said that by law, the county cannot pave on private property and with an existing driveway, the county will attempt to tie the road to the drive way. Whenever possible the crews will tie existing driveways to the roadways.

Mr. said that he will attempt to start on Phase II in June or July or next year; however, he cannot promise because of weather, county work schedules, and budget considerations.

All road building has not stopped for the year, unless there is an emergency situation. Temp for chip and seal should be 58 degrees and rising. Temp for laying asphalt should

be 75 degrees and rising. The warmer the weather the better it is for road maintenance activities. There is a five to six month window when road maintenance is best.

Roads are eighteen (18) feet wide.

Rosemary Covalt expressed thanks to Precinct 2 workers for having to dodge cars and other vehicles as the workers worked the roads.

Mr. Vincent was asked about speed bumps, and responded that by law, he could not place speed bumps on the roads that he works.

Although golf carts are not considered legal on Polk County roads, the Sheriff's department will not actively pursue golf carts unless there are violations such as speeding, racing, running stop signs, or driving at night without head and taillights.

The county will assume ownership and be responsible for road cost; however, the county always asks the subdivision to pay 50% of further road maintenance. The 50% is considered to be a gift to the county because without the gift, additional road maintenance would be difficult if not impossible.

Tony Jackson expressed his thanks to the board and to Mr. Vincent for the road work. Tony said that it has taken over twenty (20) years to get the help of the county for Twin Harbors roads and he is pleased to see this progress.

Ronnie Vincent asked that any one with questions or concerns to please call him at 936-328-0249.

Joseph Polizzi thanked Mr. Vincent for his time and efforts to make Twin Harbors roads good roads.

Joseph Polizzi called for a motion to approve the minutes of the October 19, 2013 Annual Meeting. Cliff Budd made a motion to approve the minutes from the October 19, 2013 Annual, the motion was seconded and approved.

Joseph Polizzi introduced members of the Annual Meeting Committee and expressed thanks from the board for the work of Annual Meeting Committee in helping to put on the annual meeting.

Joseph Polizzi introduced THPOA staff members. Barry Pounds is in charge of field maintenance. Laurie Schultz is the office manager and pool maintenance manager.

Joseph Polizzi introduced the board members. Board members in attendance are Joseph Polizzi, Vice President, Michael Farr, 3rd Architect, Paul Laverty, Treasurer, Amy Casey, 1st Architect, Don Uptegraph, and B. Milton (Chip) Choate, Secretary. Board members not in attendance are Jim Wyckoff, President and Jim Wilder, 2nd Architect.

Jim Wyckoff introduced Don Uptegraph. Dyana provided guidelines for the conduct of business at today's meeting. The board wants all property owners who have questions or want to make a comment to be heard. Property owners were requested to hold questions or comments until individual presentations are finished. Property owners were requested to raise their hand to be recognized, stand and state their name prior to speaking. Comments should be held to no more than three minutes.

Joseph Polizzi introduced Paul Laverty to give the Financial Report. At check-in all property owners were provided a copy of the budget income statement for the fiscal year ending August 31, 2014. In addition, a cash flow comparison statement was presented.

Cliff Budd made a motion to approve the Financial Report and the budget for the fiscal year ending August 31, 2014.

Amy Casey reported that during the past fiscal year, the board approved eleven (11) new improvement projects and six (6) new homes.

Paul Laverty reported fourteen (14) complaints in the past fiscal year. Eleven (11) complaints have been resolved and three (3) complaints remain outstanding.

For the current year, four candidates registered for the four board positions available. Joseph Polizzi, Bill Belcher, Melvin Cassel, and Russell Robertson were elected in an uncontested race. These board members will each serve a two year term to expire in October 2016.

\$60,000 special assessment will continue for the next year.

Joseph Polizzi announced the next Annual Meeting will be held on Saturday, October 17, 2015.

The Annual Meeting was adjourned at 11.34 PM

Minutes submitted by,

B. Milton Choate
Secretary