

Twin Harbors Property Owners Association, Inc.
Annual Meeting Minutes
October 15, 2016

Directors Present: Joseph Polizzi, Paul Laverty, Cliff Budd, Steve Eckert, Bill Belcher, and B. Milton (Chip) Choate

Directors Absent: Melvin Cassell

Others in attendance: Thirty-eight (38) Twin Harbor property owners attended the October 15, 2016 Annual Meeting.

Joseph Polizzi, President, called the meeting to order at 9:00 AM. As the first order of business, Joseph Polizzi requested those in attendance to pause for a moment of silence in remembrance of Ken Van Hook, Twin Harbors director who passed away during the past year.

Don Wolf gave the invocation.

Joseph Polizzi led the assembly in the Pledge of Allegiance.

Joseph Polizzi read the rules of order for the Annual 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 five (5) minutes.

Joseph Polizzi called for a motion to approve the minutes of the October 15, 2015 Annual Meeting. Cliff Budd made a motion to approve the minutes from the October 15, 2015 Annual, the motion was seconded and approved.

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, President, Paul Laverty, Treasurer, Cliff Budd, 1st Architect, Steve Eckeert, 2nd Architect, Bill Belcher 3rd Architect, and B. Milton (Chip) Choate, Secretary. Board Member Melvin Cassell did not attend the Annual Meeting.

Chip Choate read a letter, prepared by an independent vote tabulator, which gave the results of voting for two issues. Issue number 1 was a ballot initiative to authorize a special assessment fee of \$75.00 per lot per annum for improved lots and a special

assessment fee of \$55.00 per lot per annum for unimproved lots. Issue number 2 was the results of voting for board members.

By a vote of 158.4 YES to 90 NO, the ballot initiative to authorize a special assessment fee of \$75.00 per lot per annum for improved lots and a special assessment fee of \$55.00 per lot per annum for unimproved lots passed. The special assessment will be billed in early 2017.

Four (4) board members for two (2) year terms and one board member was elected for a one year term. The board is comprised of eight (8) board members who each serve two (2) year terms. Board members elected to two year terms are Michael Farr (141.9 votes), Don Wolf (133.9 votes), Paige Street (101.8 votes), and Rick Garlock (90.5 votes). Joseph Polizzi (81.4 votes) was elected to a one year term.

Joseph Polizzi introduced the new board members, Michael Farr, Don Wolf, Paige Street, and Rick Garlock.

Chip Choate reminded current board members and newly elected board that immediately following the Annual Meeting, a Special Board Meeting will be held to elect officers for the upcoming year, approve check signers for the upcoming year, and to assign specific responsibilities to board members.

Paul Laverty discussed the Treasurer's Report for the Fiscal Year ending August 31, 2016 and the budget for the Fiscal Year ending August 31, 2017. Paul answered questions presented by property owners. Cliff Budd made a motion to approve the financial report. The motion was second and approved.

Bill Belcher reported that property owners use of Twin Harbors swimming pool reached over a thousand visits in 2016, which exceeded the record usage realized in 2015. Backyard Oasis cleans the pool once a week during the months of May through September, and twice a month during the months of October through April. This year several repairs were necessary, primarily the replacement of pumps. Very few keys were confiscated this year. Previous years saw numerous illegal keys being confiscated and asking these individual to leave the pool area.

Cliff Budd announced that for the fiscal year ending August 31, 2016, the board approved nineteen (19) home improvement projects, one (1) new home, and four (4) bulkhead replacements.

Steve Eckert reported that seventeen (17) complaint letters were issued during the fiscal year ending August 31, 2016. One letter was for a trailer that has been continuously parked on Sunset, often blocking the street. Most of the complains received were for high grass and rubbish or junk in the yard.

Twin Harbors Property Owners Association is holding a yard/garage sale from 8:00am to 2:00pm on Saturday, October 28th. Set up is Friday, October 27th from noon 4:00pm.

Chip Choate reported that Harbor Drive from Parkview to Twin Magnolia has been fully repaired and now meets the county road requirements. Harbor Drive is now in the Polk County Sync.

Additional road work is dependent on sufficient funds being available. The board does not anticipate additional road work until 2019 by which time, sufficient funds should be available to repair a large section of roads.

Open Forum

Barbara Dickens reported on the Twin Harbors Neighborhood Organization.

Twin Harbors actively participates in the Neighborhood Watch program, as well as in the Polk County Wise Eyes and Polk County Crime Stoppers programs. Such programs encourage neighbors to work together to make their area of residence a better and safer place by increasing communication and neighborhood activities, by improving home and neighborhood security, and by deterring and preventing potential criminal activities.

Periodic Neighborhood Watch meetings bring subdivision residents together to learn about home safety, burglary prevention, observation skills, and crime reporting methods. The Watch meetings also help residents to get to know each other, as well as to connect with the local law enforcement officials and to learn about what is happening in the larger Onalaska and Polk County communities. The date of the next Neighborhood Watch meeting has not been determined. Property owners will be contacted when a date for the next meeting has been setup.

Kyle Kelly has resigned as a coordinator of the Twin Harbors Neighborhood Watch program. Kyle did an outstanding job getting the Neighborhood Watch program started and the board is deeply appreciative of her outstanding efforts.

Overall Coordinator:

- Barbara Dickens – 681 Lakefront Drive; 281-630-5120; whama@swbell.net
- For additional information on the Neighborhood Watch program, go to <http://www.nnw.org/>.
- For additional information on the Polk County Wise Eyes program, go to the Polk County Sheriff's Office webpage at www.polkcountyso.net and click on the Wise Eyes tab at the top of the page.

- For additional information on the Polk County Crime Stoppers program, go to <http://www.polkcountycs.org/>.

Joseph Polizzi announced the next Annual Meeting will be held on Saturday, October 21, 2017.

Bill Belcher made a motion to adjourn the meeting. The Annual Meeting was adjourned at 11.01 PM

Minutes respectfully submitted by,

B. Milton Choate
Secretary