

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
May 14, 2016

Directors Present:

Joseph Polizzi, Paul Laverty, Bill Belcher, Melvin Cassel, Ken Van Hook, Steve Eckert, Cliff Budd, and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Twenty-three (23) property owners were present as guests.

Joseph Polizzi, President, called the meeting to order at 9:00 AM.

Sonny Hubbard, Vice-President of Piney Woods Sanitation, Inc. gave a presentation to the board and guests, explaining Piney Woods garbage collection procedures for the City of Onalaska.

The service begins the first of June. Cost of the residential service is \$17.95 per month payable every three months in advance. Monthly cost is fixed for the three (3) year life of the contract. A collection container is provided to residential customers at no cost. Sonny passed out his business card to those in attendance and requested anyone who wanted service to call the number listed on the card.

Piney Woods uses a smaller collection truck, one with a single rear axle. The truck is manned by a three (3) man crew, one being a driver and two (2) will load the garbage into the rear of the truck.

Nita Uptegraph inquired as to whether her prepayment to ProStar for the month of June would be returned. Chip said he would find the answer and notify her of the response of ProStar.

Sonny indicated the garbage would be picked up on Fridays in Twin Harbors. Paul Laverty requested the pickup day be changed to Monday. Sonny will check on the possibility of changing the pickup date and notify Chip so that he may inform Twin Harbors property owners.

Joseph Polizzi asked the board to review the Minutes for the April 9, 2016 board meeting. Steve Eckert made a motion to approve the minutes for April 9, 2016. The motion was seconded and approved.

Treasurer's Report:

Treasurer Paul Lavefty, reported the cash bank balances as of end of April, 2016.

Account	Balance
THPOA - Regular Checking	\$70,457.32
THPOA - Special Assessment Checking	88,480.79
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$158,953.51
Road Deposits	3,000.00
Donations for Pool Fund	1,903.18
Donations for Tractor Storage Building	2,700.00
TOTAL BANK BALANCE	\$166,556.69

The board reviewed the balance sheet for the month ending April 30, 2016, the income statement and the statement of cash flow for the eight (8) months ending April 30, 2016.

Paul reported the process of submitting names to our collection agency has begun. The first stage will be the submission of approximately 30 property owners who are past due twelve (12) or more months.

Chip Choate made a motion to approve the Treasurer's Report, the motion was seconded and approved.

Open Forum:

Correspondence:

Chip Choate reported no correspondence was received in April 2016.

Complaints:

Steve Eckert reported the successful results of several letters asking property owners to mow and/or to clean up their lots. A motor home will be moved to the association storage yard.

Building Permits:

Cliff Budd reported two (2) building permits were requested and approved in the month of May 2016. One (1) request was for the construction of an outdoor kitchen and the other was for a car port in the mobil home section. Both permits were approved. Year to date, seventeen (17) building permits have been requested and approved.

Field Maintenance Activities:

The association tractor has logged one hundred and eight (108) hours as of the end of May 2016. Routine maintenance is set for 100 hours and the maintenance will be conducted this week. This maintenance will be handled internally.

Pool Report:

Bill Belcher reported that the pool opened on Sunday May 1st. Everything is in good working condition and no security issues have noted.

Other Business:

In the absence of Steve Eckert, Chip Choate initiated a discussion on the issues of Concealed Carry and Open Carry for the Clubhouse/Swimming Pool Area. Chip Choate made a motion to prohibit the carrying of a concealed firearm or an open carry firearm in the clubhouse/swimming pool and to purchase the appropriate signs to be posted on the two entrances. The motion was second and approved.

The discussion of architectural fees was deferred.

The board reviewed a letter written by property owner Tony Jackson regarding dead pine trees in Twin Harbors. The board determined the letter would be sent to property owners with the next Winds publication.

Kyle Kelly reported to the board on the plans for the Twin Harbors Memorial Weekend Picnic which will be held on Sunday, May 29, 2016. Kyle indicated the food will include hamburgers, hot dogs, chips, nachos, watermelon, iced tea, and lemonade. A full set of condiments will be available for the hamburgers and hot dogs.

Ken Van Hook will cook the hamburger patties and heat the hot dog franks prior to the picnic so there will not be a need for grills.

Plates, cups, eating utensils, and napkins will be furnished.

Joseph Polizzi made the following announcements.

DATE	EVENT
Sunday, May 29, 2016	Twin Harbors Memorial Day Weekend Picnic will be held from 1:00pm to 3:00pm at the Clubhouse/Swimming Pool. Come and mix and mingle with your neighbors and friends and enjoy hamburgers, hot dogs, chips, and soft drinks.
Friday, August 12, 2016	Last day to register to become a candidate for the Twin Harbors board for the October 2016 election. Send nominations to chip choate mchoate@z-bizfirst or call 281-685-3920. Nominations must be received by 5:00pm.

The next board meeting is scheduled for Saturday, June 11, 2016.

Ken Van Hook made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:16am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary