

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
May 16, 2020

Directors Present:

Paul Laverty, Barbara Dickens, Debbie Tanner, Rick Garlock, Joseph Polizzi, Rufus Hobbs, and B. Milton (Chip) Choate

Directors Absent:

Sherry Pierce

Guests Present:

None

Paul Laverty, President, called the meeting to order at 8:30am.

Open Forum:

No one appeared in Open Forum.

Consent Items are defined as Minutes, Financial Statements, and Cash Balance in each of the separate accounts:

Paul Laverty and Debbie Tanner requested the board to review the three (3) consent agenda items. The consent items are Minutes for the March 14, 2020 Board Meeting, the income statement balance sheet, and statement of cash flow for the eight (8) months ending April 30, 2020, and the income statement for the month of April 2020.

In addition, Debbie Tanner, Treasurer, reported the Twin Harbors cash bank balances as of the end of April, 2020.

Account	Balance
THPOA - Regular Checking	\$60,928.61
THPOA - Special Assessment Checking	39,930.81
THPOA - Petty Cash	16.40
Total Available THPOA Cash Balance	\$100,875.82
Special Administrative Account	3,750.61

Special Pool Account	15,460,00
TOTAL BANK BALANCE	\$120,086.43

The board reviewed the balance sheet for the seven (7) months ending March 31, 2020, the income statement for the seven (7) months ending March 31, 2020, the income statement for the month of March 2020, and the statement of cash flow statement for the seven (7) months ending March 31, 2020.

Barbara Dickens made a motion to approve the three (3) consent items, the motion was seconded and approved.

Correspondence:

Chip Choate reported no correspondence was received in the month of March and April 2020.

Complaints:

Sherry Pierce, compliance officer, was absent and the report on complaints was deferred until June.

Building Permits:

1st Architect Rufus Hobbs reported four (4) permits requested and issued in the months of March and April 2020. Permit issued for the construction of a porch on the back of a home on Harbor Dr. Permits issued for two new homes; one to be built on Arrowhead Dr. and the second home on Whisperwood Dr. The fourth permit was issued for a concrete drive on Creek Dr.

Field Maintenance Activities:

Chip Choate reported minimal mowing in March and April 2020. May should have more dry weather and additional mowing will be accomplished.

Pool Report:

Paul Laverty reported that the pool closed on September 30, 2019. As per the previous board meeting minutes, the opening of the Twin Harbors pool has been deferred until the first of June.

The board discussed and reviewed a COVID-19 Waiver of Liability and Indemnification. The waiver as presented as modified. The waiver will be required to be signed each and every time a property owner and guests enter the pavilion/pool area. The board

discussed and reviewed a proposal to open the pool on Friday, June 5th. The pool will be open every Friday, Saturday, and Sunday in the month of June. Monitors will be stationed at the entrance to the pavilion/pool area to obtain signatures on the waivers and to restrict totals to the amount approved by Governor Abbott. New signage was discussed. Rufus Hobbs made a motion to approve the amended Waiver, require its signing at entrance, open the pool in June on Fridays, Saturdays, and Sundays, station monitors at the entrance to the pavilion/pool area to enforce association regulations, and to approve the July pool openings at the June board meeting. The motion was seconded and approved.

Other Business:

Paul Laverty reported that fobs continue to be distributed to property owners, although at a much slower pace.

Barbara Dickens initiated a discussion moving the Twin Harbors Memorial Weekend Picnic to a different date. Discussion was deferred until the June board meeting.

Rufus Hobbs made a motion to reluctantly accept the resignation of Rick Garlock. The motion was seconded and approved.

Barbara Dickens reported no incidents in the months of March and April 2020 which necessitated the involvement of the Neighborhood Watch Committee.

Paul Laverty made the following announcements.

TWIN HARBORS AND CITY OF ONALASKA UPCOMING EVENTS

DATE	EVENT
Saturday, May 16, 2020	Twin Harbors May Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Saturday, June 13, 2020	Twin Harbors June Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.

DATE	EVENT
Saturday, July 4, 2020 - Tentative date	Twin Harbors Annual Memorial Weekend Picnic - Held at the lot adjacent to the boat ramp - from 12:00pm to 3:00pm. Prior to the picnic, a parade will be held. Please mark your calendar and plan to attend.
Saturday, July 11, 2020	Twin Harbors July Board Meeting will be held in the Twin Harbors clubhouse at 8:30am. Everyone is invited to attend.
Friday, August 7, 2020	Last day to file to become a candidate for the Twin Harbors Board. Election to be held October 2020. Contact Chip, 281-685-3920 or miltonchoate@yahoo.com to register as a candidate.

The next board meeting is scheduled for Saturday, June 13, 2020.

Rufus Hobbs made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 9:50am.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary