

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
April 12, 2014

**Directors Present:**

Jim Wyckoff, Joseph Polizzi, Jim Wilder, Michael Farr, Paul Laverty, Amy Casey, Don Uptegraph, and B. Milton (Chip) Choate

**Directors Absent:**

None

**Guests Present:**

Bill Belcher and Rufus Hobbs

**Jim Wyckoff, President, called the meeting to order** at 9:03 AM.

Jim Wilder made a motion to approve the minutes for the March 8, 2014 board meeting, the motion was seconded and was approved.

**Treasurer's Report:**

Treasurer Paul Laverty, reported the following bank balances as of end of March, 2014.

Account	Balance
THPOA - Regular Checking	\$116,501.03
THPOA - Special Assessment Checking	93,970.71
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$210,487.14
Road Deposits	12,000.00
<b>TOTAL BANK BALANCE</b>	<b>\$222,487.14</b>

The board reviewed the balance sheet for March 31, 2014, the income statement and the statement of cash flow for the seven (7) months ending March 31, 2014.

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

**Open Forum:**

**Bill Belcher** attended Open Forum to question the board's description of the building setback line.

**Rufus Hobbs** attended Open Forum to determine when the new mail boxes would be available. He was informed this issue would be discussed later in the meeting. Rufus also inquired concerning the building of a metal carport attached to his house. Jim Wilder responded the subject is under current review and will be addressed when the new Building Permit Application is completed and approved by the board.

**Correspondence:**

None

**Complaints:**

Chip Choate reviewed the complaint log provided to board members. Two new complaints have been received in the month of March and four (4) complaints remain outstanding.

**Building Permits:**

Jim Wilder reported the receipt of one (1) permit for clearing a lot in March 2014.

**Pool Maintenance:**

Michael Farr presented the pool maintenance log. The pool log was reviewed by board members.

Michael reported that he has received a quote proposal from Backyard Oasis Pools for the cost of sand, new filter media and O-Ring plus labor in the amount of \$1,656.65. It has been seven (7) years since the sand has been replaced and sand should be replaced no less than every (5) years. In order to have the sand replaced prior to pool opening on May 1st, an emergency was declared, and Jim Wilder made a motion to request Michael Farr to contract with Backyard Oasis to fulfill the quote prior to May 1st. The motion was seconded and approved.

**Closed Session:**

No issues were discussed in Closed Session.

**All other Business Issues:**

The Welcoming Committee reported six (6) welcoming packages were distributed in March.

Michael Farr reported that he and three (3) other board members met with management of Backyard Oasis to discuss plans and arrangements for Backyard Oasis to manage the pool. A one year contract was signed.

Paul Laverty will write a Job Description for Twin Harbors pool maintenance back-up personnel.

Discussion of a new copy machine has been deferred until June.

New signs for the front gate were approved. Paul and Chip will coordinate the purchase of new signs.

Michael Farr initiated a discussion of constructing a slab for new community mail boxes at the clubhouse. Paul Laverty made a motion to approve the construction of a slab for the mail boxes. The motion was seconded and approved. Michael Farr volunteered to construct the slab. Don Uptegraph volunteered to assist Michael.

Jim Wyckoff initiated a discussion of transferring landscape maintenance of the common areas in the Twin Harbors subdivision to Integrity Lawn and Maintenance. Joseph Polizzi made a motion to approve Integrity Lawn and Maintenance, the motion was seconded and approved.

Michael Farr initiated a discussion of improving the second boat ramp with a picnic table, trash can and building a fishing pier. After discussion it was decided the board would accept donation for the items but would not purchase the items at this time.

Jim Wilder initiated a discussion to approve Saturday, May 3, 2014 as Twin Harbors Heavy Trash Pickup Day. Amy Casey made a motion to approve Heavy Trash Pickup Day. In addition, the board approved modifying existing display signs and the purchase of informational flyers which will be distributed by board members to Twin Harbors residents on the weekend of April 29 and 30.

Jim Wyckoff reported that Ronnie Vincent, Polk County Precinct 2 Commissioner, continues to plan for construction on Twin Harbors roads to begin in the summer of 2014. A more detailed report will be made to the board at the June board meeting.

Chip Choate made a motion to grant authority to President Jim Wyckoff to nominate a Twin Harbors property owner to serve as Chairman of the 2014 Board Nominating Committee. Don Uptegraph made a motion to grant authority to Jim Wyckoff, the motion was seconded and approved.

Paul Laverty presented a review of the six (6) months P & L Financial Statement and compared the actual results to budget.

Amy Casey and Jim Wilder deferred discussion of a new Building Application Permit and revised interpretations of deed restrictions to the June board meeting.

Jim Wyckoff announced the next board meeting will be held at 9:00 AM on Saturday, May 10, 2014.

The meeting was adjourned at 10:44 AM.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary