

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
August 17, 2013

The August Board Meeting was moved from August 10 to August 17 to have a quorum of board members in attendance.

Directors Present:

Dyana Babik, Jim Wilder, Michael Farr, Paul Laverty, and B. Milton (Chip) Choate

Directors Absent:

Jim Wyckoff, Joseph Polizzi, and Jack Cumption

Guests Present:

Bill Belcher and Laurie Schultz

Dyana Babik, Vice-President, called the meeting to order at 9:02 AM. Jim Wilder made a motion to approve the minutes for the July 13, 2013 board meeting, the motion was seconded and was approved.

Treasurer's Report:

Chip Choate reported the following bank balances as of end of July, 2013.

Account	Balance
THPOA - Regular Checking	\$87,342.04
THPOA - Special Assessment Checking	60,162.39
THPOA - Petty Cash	15.40
Road Deposits	18,000.00
TOTAL	\$147,519.83

The board reviewed the income statement for the month ending July, 2013 and the income statement for the eleven (11) months ending July 31, 2013.

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

Open Forum:

Bill Belcher attended Open Forum to report on pool security issues for the month of July. Bill reported no security issues for the month of July.

Correspondence:

No correspondence was received from property owners in May 2013.

Complaints:

Paul Laverty reported no complaints were received in the past month.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

No report from the Welcoming Committee for the month of July.

Jim Wilder reported six (6) building permits were approved in the month of July.

Dyana Babik reported six (6) candidates have been nominated for the four (4) board positions to be voted on at the October 2013 Annual Meeting.

Discussion on modifying the days and hours of the Twin Harbors Office has been deferred to the September meeting.

Chip initiated a discussion of the August 2013 Winds. Jim Wilder made a motion to approve the August 2013 Winds. The motion was seconded and approved.

Michael Farr initiated a discussion of the Twin Harbors storage lot for boats, trailers, and campers. Michael prepared a diagram for modifying the parking arrangement for the storage lot. Paul Laverty made a motion to authorize Michael to prepare a formal diagram with an estimate of the cost of marking the storage lot for the new parking arrangement. The motion was seconded and approved.

The issue of Twin Harbors Property Owners Association Accounting Policies and Procedures was deferred to the September meeting.

The issue of Twin Harbors Property Owners Association Budget for the fiscal year beginning September 1, 2013 and ending August 31, 2014 was deferred to the September meeting.

The issue of selling Section 5, Block 2, Lot 10 (2nd boat ramp lot) was deferred to the September meeting.

Dyana Babik announced the next board meeting is scheduled for Saturday, September 14, 2013.

The meeting was adjourned at 9:36 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary