

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
August 9, 2014

**Directors Present:**

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

**Directors Absent:**

Jim Wyckoff and Joseph Polizzi

**Guests Present:**

Gary and Lynn Sanders, Pat Casey, Tony Jackson, and Rene Daussin

In the absence of the President and Vice-President, Chip Choate, secretary called the meeting to order at 9:02. The first order of business was the election of a President-Pro-Temp to serve as the presiding officer for today's meeting.

Michael Farr made a motion to approve Jim Wilder as President-Pro-Temp. The motion was seconded and approved.

Don Uptegraph made a motion to approve the minutes for the July 12, 2014 board meeting, the motion was seconded and was approved. Amy Casey dissented on minute approval because she felt that certain comments made during open forum should be added to the minutes.

**Treasurer's Report:**

Treasurer Paul Laverty, reported the cash bank balances as of end of June, 2014.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$106,116.35
THPOA - Special Assessment Checking	98,623.47
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$204,755.22
Road Deposits	16,000.00
<b>TOTAL BANK BALANCE</b>	<b>\$220,755.22</b>

Paul Laverty requested the remainder of the Financial Report be deferred to the September 2014 board meeting.

### **Open Forum:**

**Gary & Lynn Sanders** appeared in Open Forum to request that pictures be made of the roads adjacent to the lots where they are building their new home. Paul Laverty will meet the Sanders after the board meeting to take pictures.

**Tony Jackson** appeared in Open Forum to question the association policy of restricting access to the association computer. Association policy is that access to the computer and computerized records is on a need to access and need to know basis. Tony felt that all board members should have unfettered access to the computer and computer records. Currently the association Treasurer, Secretary and office manager have access to the association computer and computer records.

**Rene Daussin** appeared in Open Forum to deliver two written complaints. Mr. Daussin requested that these complaints be recorded as written into the POA's complaint log. These complaints, as written, have been entered in the complaint log.

**Pat Casey** appeared in Open Forum asking if the association has received a certified letter he mailed to the board of directors. It was reported to Pat that the letter has not been received in the Twin Harbors office.

### **Correspondence:**

Two emails have been received from property owners in the past month. One from a property owner complaining about the new voting policy and procedures and another from a property owner saying he likes the new voting policy and procedures.

### **Complaints:**

Chip Choate reviewed the complaint log provided to board members.

### **Building Permits:**

Amy Casey reported the receipt of seven (7) permit requests in the month of July..

### **Pool Maintenance:**

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

### **Closed Session:**

No issues were discussed in Closed Session.

**All other Business Issues:**

The Welcoming Committee reported four (4) welcoming packages being distributed in June.

Amy Casey reported that she had met with Travis Kitchens to discuss the issue of carports. Amy reported that Travis said that carports are permitted in Section 1 because the deed restrictions for Section 1 specifically state carports are permitted. The deed restrictions for Sections 2 through 5 do not say that carports are permitted or are not permitted; however, because the deed restrictions do not specifically allow carports, carports are therefore not permitted. Most of the board members disagreed with the conclusions presented. Amy said that an attorney's opinion letter would be forthcoming.

Amy Casey initiated a discussion for exactly what is required to Maintain Twin Harbors Rights of Way. Paul Laverty made a motion to obtain the written proposal prepared by contractor Robert Smith, 936-328-7571, that was given to Jim Wyckoff. The proposal was to perform an, one time, initial cut to the tree line on all undeveloped lots in Twin Harbors. Mr. Smith will email his original proposal to Chip Choate and Chip will send a copy to all board members. Each board member will review the proposal and if they approve, email their approval to Chip. If approved by all, the project will be scheduled and Pat Casey will monitor and supervisor Mr. Smith. It was specifically understood and agreed that this motion does not included selling the tractor owned by the association. The motion was seconded and approved.

Paul Laverty reported the 2014-2015 THPOA Budget will be available for approval at the September board meeting.

Chip initiated a discussion of the August 2014 Winds. Amy Casey and Michael Farr had previously emailed corrections. At the suggestion of Amy, the Winds will be updated with the latest information available on the road project.

Chip initiated a discussion of the Voting Packet being sent to Twin Harbor Property Owners in mid-August. The voting packet will include ballots for voting for candidates, voting guidelines, voting instructions, policy and procedures and bio information on the candidates.

Amy Casey deferred discussion and approval of the revised Building Permit Application until September.

Jim Wilder initiated a discussion of the Special Assessment for Twin Harbors roads. Jim stated that as a board we can authorize a special assessment without a vote of property

owners. Don Uptegraph and Michael Farr are against any raise in the special assessment fees until property owners can see the results of the current road work. It was agreed to leave the special assessment at \$60.00 per annum per lot.

The question of increasing the special assessment would be put forth as a discussion item at the annual meeting.

We were asked to remove the special assessment ballot from the voting packet.

It was also suggested that we check with our attorney to determine if it is necessary to hold an election since there are four (4) candidates for the four (4) positions available, thus make this an uncontested race.

Jim Wilder announced the next board meeting will be held at 9:00 AM on Saturday, September 13, 2014.

The meeting was adjourned at 10:52 AM.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary