

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
December 12, 2009

Directors Present:

Jim Mason, Fred Alderman, Greg Yost, Robert Zbranek, Cliff Budd, Jim Wilder and B. Milton "Chip" Choate. Absent: David Heathcock

Others Present: Laurie Schultz (Office Manager) and Don Harvey for Open Forum.

Cliff made a motion to accept the Agenda; it was seconded and approved unanimously. Jim Mason called the meeting to order at 9:07 a.m. Cliff made a motion to approve the minutes of the November 14th meeting; it was seconded, and approved unanimously.

Correspondence:

Rene Daussin pointed out that in the October minutes a sheet was to be handed out on the lawsuit at the annual meeting. This is to be corrected because our attorney supplied us with a booklet on the lawsuit a few days before the annual meeting and the booklet was in the office for all members to review.

Open Forum:

Don Harvey requested that the Board approve the new Deed Restrictions for the Point. Since some of the Board members said they have not received the Deed Restrictions, the vote was put off until next month. A copy of the new Deed Restrictions was handed out to all at the meeting.

Financial Report:

Chip reported the following amounts from our bank accounts as of the end of last month: the POA had \$46,792.07 in our checking account, \$11,100.52 in the special assessment account, \$5,562.58 in our money market account, \$5,276.42 in our 90-day CD account and \$1,022.92 in our 60-day CD account, for a grand total of \$69,754.51. Cliff made a motion; it was seconded, and approved to accept the financial report.

Robert made a motion; it was seconded and approved unanimously to grant \$100 Christmas bonuses to Laurie Schultz and Barry Pounds.

Cliff made a motion to write off \$1,338.28 that was owed by JBI, Inc. as the lot went to a Sheriff's sale, there were no bidders and consequently the lot is now held by the Polk County Trustees. The motion was seconded and approved unanimously.

Architect/Facilities Report:

One main criticism at the annual meeting was for a plan on exactly what road were to be repaired in the coming year. Jim Mason requested that the Arch/Fac Committee come up with a plan for road repair and an expected cost for the roads to fix this coming year. Fred indicated that there should be approximately \$50,000 to work with.

Robert Zbranek reported that the leak behind the pump house had been repaired but the leak involving the strainer has not been repaired. Robert will contact ABB Plumbing to fix it.

At the November Board Meeting, Jim Mason recommended a used zero-turn lawn mower for the subdivision instead of buying a tractor. At the December Board Meeting, Robert Zbranek said that he would test the zero-turn mower, but he felt that the zero-turn mower was not practical and that a better tractor should be purchased. Robert was still willing to have Barry try it out.

A request by Cindy Blair to have a metal carport constructed was reviewed by members of the Architect/Facilities Committee and approved unanimously by the board.

Old Business:

Greg made a motion to approve the new THPOA Facilities Committee: Policies, Procedures and Guidelines except for the last page which is the schedule of road repair priority. The motion was seconded, and approved by all Board members.

The stabilizer material approved for Sunset in November has not been applied because of the rainy weather. It is anticipated that the stabilizer will be applied in December, pending favorable weather.

New Business:

Laurie requested that files older than 7 years be thrown away as there was no storage space. It was decided to put this decision off until the lawsuit was settled.

Cliff produced a list of the 20 properties owned by the POA. It was decided that Cliff and Fred would prepare a letter to be addressed to all local real estate brokers advising of lot availability and requesting their assistance in selling the lots owned by the POA. In addition, all lots owned by the POA will be posted on our website. Prices to be determined.

Board Members were asked to prepare their recommendations for road repair priority and to submit their recommendations to Greg Yost by email before the next board meeting. Road Repair Priority will be discussed and approved at the January Board Meeting.

Fred made a motion to adjourn the meeting. It was seconded, and approved unanimously.

Adjourned at 10:20 am. Next meeting is January 9, 2010.

Respectfully submitted,

Clifford H. Budd,
Secretary