

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
December 11, 2010

Directors Present:

Fred Alderman, Jack Cumpton, Joseph Polizzi, Jim Wilder, Jim Wyckoff, Robert Zbranek and B. Milton (Chip) Choate

Directors Absent:

Shana Derouen.

Guests Present:

Laurie Schultz, Office Manager

Pat Casey for Open Forum.

Fred Alderman, President, called the meeting to order at 9:02 a. m. Robert made a motion to approve the agenda, the motion was seconded and was approved. Robert made a motion to approve the minutes for the November 13th board meeting, the motion was seconded and was approved.

Correspondence:

A letter, dated December 1, 2010, has been received from Chicago Title Insurance Company (CTIC) (copy of letter will be attached to and will become a part of the December 2010 minutes), advising the Twin Harbors board that Tom Janukowski has filed a claim against CTIC for a title insurance claim involving Reserves 2 and 3 of Section 5 of Twin Harbors which were conveyed to Janukowski by Prominent Holding, LP in March 2009. Janukowski is alleging that prior to purchase of the property a member of the Twin Harbors board assured him these lots were not restricted and were not part of the POA. CTIC has demanded that the POA indemnify it for any loss it may incur in resolving the title insurance claim of Janukowski.

A copy of a letter, dated December 7, 2010, addressed to CTIC by Cliff Budd (formerly a board member of Twin Harbors POA) has been received from Cliff Budd, advising CTIC that he is no longer a board member of the POA, requesting CTIC to refrain from contacting him in the future, and that all future correspondence related to the claim of Janukowski should be directed to the Twin Harbors POA.

A letter, dated November 25, 2010, has been received from Herbert C. Little advising the POA that due to health issues, he will no longer be able to maintain ownership of Lot 80, Section 2, Block 1. Little has requested to donate the lot to the POA. The board does not want to own additional property at this time. The lot will be added to our website as being for sale by owner.

Jack Cumpton made a motion that the board refuse all offers to give lots to the POA. The motion was seconded and approved.

Open Forum:

Pat Casey attended the Open Forum to discuss the Deed Restrictions Committee. Pat is a non-board member was seeking information as to when the committee meetings will start. Pat was informed that two additional non-board members and two additional board members will be selected for the committee at the January meeting and the first meeting will be held before the end of January.

Pat then initiated a discussion of road plans for this year. Currently the plans are to add asphalt to all sections of Sunset Drive, covering the chip and seal laid in 2010. Additional road work will be determined after the amount of funds available becomes known. Pat asked the board to undertake an evaluation and inventory of roads within Twin Harbors to ascertain which roads require immediate attention. Pat specifically mentioned Creek Drive as a road that is very quickly falling apart and if action is not taken, the road will deteriorate and the cost to replace Creek Drive will be prohibitive. Pat also mentioned Harbor Drive as another example of a road that is quickly falling apart. The board indicated a review of road priority will be undertaken.

Closed Session:

None.

Financial Report:

Chip reported the following bank balances as of end of December, 2010.

Account	Balance
THPOA - Regular Checking	\$61,992.78
THPOA - Special Assessment Checking	7,059.99
TOTAL	\$69,052.77

A listing of checks paid in the month of November 2010 was reviewed and specific items were discussed.

Joseph made a motion to approve the financials, the motion was seconded and approved.

Old Business:

Robert reported that due to family issues he has been unable to complete the preparation of a construction packet that will be issued to property owners seeking information on the proper procedures for submitting building plans to the Architectural Committee. Robert expects the packet to be ready for discussion at the February board meeting.

Robert reported a conversation with a real estate agent who requested information on building a metal home in Twin Harbors. The board indicated that construction of metal homes in Twin Harbors would not be approved.

Robert reported that Barry Pounds is back filling dirt behind the bulk head in the boat ramp area. A load of dirt may be required to provide sufficient back fill. Robert also reports that the dock in the boat ramp continues to deteriorate and needs to be replaced.

Robert reported that the pipe iron gate for the boat ramp is on schedule to be in place before April 1st.

The board will select two additional non-board members and two board members for the Deed Restrictions Committee (DRC) at the January board meeting. The first meeting of the DRC will be held before end of January 2010. In addition to rewriting and consolidating the deed restrictions, the DRC will review and make any appropriate changes to POA by-laws.

The board approved listing in the January Winds, all lots owned by the POA. The sales price shall be the value appraised by the Polk County Appraisal District.

Joseph presented a draft of a new complaint form for review and discussion. Joseph proposes first to change the name of the form and to divide the existing form into two distinct and separate forms. The first form is prepared by the property owner reporting a potential deed restriction and the second form is prepared by the POA and issued to the property owner whose property is under consideration. The board asked Joseph needed to shorten the first form from three pages to two pages but felt the overall draft was certainly a move in the direction the board desires to move. Joseph will rework the first form and prepare a draft of the second form for discussion at the January or February board meeting.

New Business:

Chip presented a memo to the board detailing his discussion with Michaela Brandt, Claims Counsel with CTIC. Janukowski has filed a claim against CTIC because Polk County Title Company did not include the fact that Reserves 2 and 3 of Section 5 of Twin Harbors had deed restrictions in place when these reserve lots were purchased by Janukowski. Janukowski is having an appraisal and assessment of loss prepared.

Fred reported that Harvey Zidell, CPA for the POA, is merging his office with another firm and in the future will be charging the POA a small fee for his services. The board expressed their appreciation to Mr. Zidell for providing services to the POA without charge for many years.

Jack made a motion to adjourn the meeting. The motion was seconded and approved.

The meeting was adjourned at 10:24 a. m. Next meeting is scheduled for January 8, 2010.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary