

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
December 14, 2013

**Directors Present:**

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

**Directors Absent:**

Dyana Babik

**Guests Present:**

Angela Polizzi and Don Uptegraph

**Jim Wyckoff, President, called the meeting to order** at 9:00 AM. Jim Wilder made a motion to approve the minutes for the November 9, 2013 board meeting, the motion was seconded and was approved.

**Treasurer's Report:**

Paul Lavery reported the following bank balances as of end of November, 2013.

Account	Balance
THPOA - Regular Checking	\$127,538.13
THPOA - Special Assessment Checking	62,770.97
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$190,324.50
Road Deposits	22,000.00
<b>TOTAL BANK BALANCE</b>	<b>\$212,324.50</b>

The board reviewed the balance sheet for November 30, 2013, the income statement for the three (3) months ending November 30, 2013, and the statement of cash flow for the three (3) months ending November 30, 2013.

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

**Open Forum:****Correspondence:**

The Association received notice from Polk County Fresh Water District #2 that the \$2.00 per month standby fee would be continuing for 2014 and 2015.

**Complaints:**

Dyana Babik is absent and the discussion of complaints was deferred until the January board meeting.

**Building Permits:**

Jim Wilder reported no Building Application Permits were received in November.

**Closed Session:**

No issues were discussed in Closed Session.

**All other Business Issues:**

The Welcoming Committee reported two (2) welcoming packages were distributed in November 2013. Michael Farr asked that a welcoming package be sent to Tom Januhowski because the move-in was completed in November.

Michael Farr and Paul Laverty reported they are developing plans for revamping the parking of boats, trailers and campers at the storage lot. In addition policy and procedures are being developed. A report will be made at the February board meeting.

Amy Casey initiated a discussion for designating Joseph Polizzi as the 4th Architect of the Architectural Committee. Jim Wilder made a motion to approve Joseph Polizzi as the 4th Architect. The motion was seconded and approved.

Chip Choate initiated a discussion for approving the January 2014 Winds. Amy Casey requested one correction. Paul Laverty made a motion to approve the January 2014 Winds, as amended. The motion was seconded and approved.

Paul Lavety advised he is developing more information on a revised heavy mowing contract and will report to the board at a later date.

Chip Choate reported he is developing Policy and Procedures for voting at the annual meeting and will present his report at the February board meeting.

Jim Wyckoff announced the next board meeting will be held Saturday, January 11, 2014.

The meeting was adjourned at 10:17 AM.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary