

# Twin Harbors Property Owners Association, Inc.

Board of Directors Meeting

February 14, 2009

**Directors Present:** Cliff Budd, Robert Zbranek, Jim Mason, David Heathcock, Fred Alderman, Greg Yost, Jim Wilder and Don Harvey

**Others Present:** Travis Kitchens for the Closed Session.

- Jim Mason called the meeting to order at 9:20 a.m. Fred made a motion to approve the minutes of the January 10th meeting; it was seconded, and approved unanimously.

## **Closed Session:**

- Legal issues were discussed with our attorney, Travis Kitchens.
- Two Deed violations were to go to the Justice of the Peace as soon as the proper notices were sent out.

## **Correspondence:**

- Three Deed violations were discussed and letters were to go out on all three.

## **Open Forum:**

- None

## **Financial Report:**

- Don reported the following amounts from our bank accounts as of the end of last month: the POA had \$32,004.56 in our checking account, \$19,715.30 in the special assessment account, \$8,527.77 in our money market account, \$5,213.83 in our 90-day CD account and \$1,014.56 in our 60-day CD account, for a grand total of \$66,476.02. Cliff made a motion; it was seconded, and passed to accept the report.

## **Architect/Facilities Report:**

- The Arch/Fac Committee recommended that no major road work be done because of our limited budget. Instead, use the money to patch up existing roads. They were to get together with a company to mark the roads and get estimates.
- From now on, all work to be done by our maintenance man, Barry Pounds, was to go through Robert Zbranek.

## **Old Business:**

- Jim Wilder presented a draft for the "Nominations of Installations of Board Members." He was to finalize it for next month's meeting.

## **New Business:**

- Harvey Zidell submitted a memo to the Board on errors in the minutes. Cliff said he would look into it and bring up the corrections for the next month's meeting.
- Fred made a motion, it was seconded, and passed to write off the following amounts:  
Prominent Leasing: \$913.50 because the money was paid to a title company on closing, but Twin Harbors POA never received it as the title company went into bankruptcy.

- It was decided to use a new locksmith in the future as Shorty's Locksmith did not comply with our old agreement of supplying keys in a timely manner.
- Jim made a motion, it was seconded, and passed unanimously to pay the liability insurance, but for next year, get more estimates.
- Cliff was to write a letter to our insurance company on liability issues for our maintenance man.

Adjourned at 12:30 pm. Next meeting March 14, 2009.

Respectfully submitted,

Clifford H. Budd  
Secretary