

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
February 12, 2011

Directors Present:

Fred Alderman, Jack Cumpston, Joseph Polizzi, Shana Derouen, Jim Wyckoff, Robert Zbranek and B. Milton (Chip) Choate

Directors Absent:

Jim Wilder

Guests Present:

Laurie Schultz, Office Manager

Leo Hewett and Jack Moore for Open Forum.

Fred Alderman, President, called the meeting to order at 9:16 a. m. Robert made a motion to approve the agenda, the motion was seconded and was approved. Jim Wyckoff made a motion to approve the minutes for the January 8th board meeting, the motion was seconded and was approved.

Correspondence:

The board acknowledged the receipt of two “yes” responses for a July 4th party.

Open Forum:

Leo Hewett attended the Open Forum to present building plans for the construction of a a story and half home on Whisperwood Drive. The Architectural Committee reviewed and approved the plans for the home.

Jack Moore attended the Open Forum to present building plans for the construction of a story and half home on Whisperwood Drive. The Architectural Committee reviewed and approved the plans for the home.

Closed Session:

None.

Financial Report:

Chip reported the following bank balances as of end of January, 2011.

Account	Balance
THPOA - Regular Checking	\$55,134.76
THPOA - Special Assessment Checking	24,274.12
TOTAL	\$79,408.88

A listing of checks paid in the month of January 2011 was reviewed and specific items were discussed.

Chip presented the first quarter financial report.

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

Old Business:

Robert presented his proposal for a Home Construction Guide packet that the Association plans to provide Twin Harbor Property Owners seeking to construct a new home or to remodel an existing home. Pre-engineered metal home construction, metal siding, flood plane permitting requirement, TRA requirements for boat houses, clear cutting of trees and abandonment, homes built on two lots, easements, cutting of dead trees, construction time period and other specific issues were discussed. The board determined that the proposal presented by Robert should be studied and reviewed by board members and returned to the board at the March board meeting for further discussion and subsequent approval.

Fred, Jack, Shana, and Robert reported that progress is being made by the Deed Restriction Committee. Specific issues were discussed that will be added, modified or eliminated. Additional committee meetings are to be held in February. An update will be provided at the March meeting.

Joseph reported that Association General Liability Insurance expires March 15, 2011 and he located a insurance company that will write our General Liability Insurance Policy. Jack made a motion that the Association purchase our General Liability Insurance and Directors and Officers Insurance from our existing insurance company. The motion was seconded and approved.

Joseph presented a revised draft of the new Notification form that will be sent to the property owner after the Association has reviewed the complaint and ascertained that a deed restriction has occurred. Additional modifications were approved and Joseph will make the changes in the final form.

Robert reported that the gate is on schedule to be installed before April 1st. Robert will provide an update at the March board meeting.

The board acknowledged that a deed restriction complaint, dated September 16, 2010, for an illegally placed shed has not been acted on following the initial notification to the property owner. Fred asked Chip to write a letter to the property owners advising that the complaint is still active and that the shed needs to be removed.

Association attorney has returned to Rene Daussin his \$7,500 check for what Rene Daussin describes as his portion of the \$15,000 court awarded attorney fees. The Association has taken the position that Rene Daussin, Bonnie Daussin and James Radloff are jointly and severally liable for the \$15,000 and acceptance of the \$7,500 offered by Rene Daussin would negate Rene Daussin's liability on the remaining \$7,500. Rene Daussin, Bonnie Daussin and James Radloff have been notified that an action to abstract of judgment will be initiated unless payment of the full \$15,000 is made to the Association.

New Business:

Robert reported that a dead tree on a lot owned by the Association has been cut down at a cost of \$200.00. The tree was in danger of damaging a home adjacent to the lot owned by the Association.

Chip reported that the RVOS Property and Casualty Insurance Policy matures March 16th and requested approval of payment. Jack made a motion to approve payment of the RVOS Property and Casualty Insurance Policy. The motion was seconded and approved.

It was reported that one of the homes under construction failed to provide a Port-A-Potty for workers. Robert was requested to contact the property owner and request the property owner provide a Port-A-Potty at the construction site.

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

The meeting was adjourned at 11:22 a. m. Next meeting is scheduled for March 12, 2011.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary