

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
January 12, 2013

**Directors Present:**

Jim Wyckoff, Dyana Babik, Jim Wilder, Jack Cumpton, Joseph Polizzi, Michael Farr, Paul Laverty, and B. Milton (Chip) Choate

**Directors Absent:**

None

**Guests Present:**

Laurie Schultz, Susan Ross, and Pat Casey.

**Jim Wyckoff, President, called the meeting to order** at 9:04 AM. Jack Cumpton made a motion to approve the minutes for the December 8, 2012 board meeting, the motion was seconded and was approved.

**Treasurers Report:**

Joseph Polizzi reported the following bank balances as of end of December, 2012.

Account	Balance
THPOA - Regular Checking	\$109,496.12
THPOA - Special Assessment Checking	73,060.38
THPOA - Petty Cash	15.40
TOTAL	\$182,571.90

The board reviewed the income statement for the month ending December 31, 2012 and the income statement for the four months ending December 31, 2012. Joseph was requested to provide an aging of accounts for the board to review at the February 2013 board meeting.

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

### **Open Forum:**

**Susan Ross** attended Open Forum to present a building application permit and plans to build screened-in walls and a roof on a previously built patio deck. The plans also included connecting the patio to the house. Susan was advised the board would review her documentation and report back to her.

### **Correspondence:**

No correspondence was received since the last board meeting.

### **Complaints:**

No written complaints were received since the last board meeting. It was reported that all complaints have been processed and the issues satisfied.

### **Closed Session:**

No issues were discussed in Closed Session.

### **All other Business Issues:**

Jim Wyckoff and Pat Casey initiated a discussion of a letter received from Ronnie Vincent which set forth Ronnie Vincent's proposal for repairing specific Twin Harbors roads and his estimate for the cost of materials. By state law all equipment and labor used are of no expense to Twin Harbors Property Owners Association. Jim Wyckoff recommended to the board that the board approve the Twin Harbors roads and the estimates of cost as detailed in the January 10, 2013 letter from Ronnie Vincent to the Twin Harbors POA. The letter provides for repairing Twin Harbors Drive (approximately 950 linear feet primarily on the hill), Whisperwood Drive to the south from Twin Harbors Drive (approximately 1,320 linear feet), Lakefront Drive from Whisperwood Drive to the end (approximately 3,300 linear feet), and Creek Drive from Lakefront Drive to North Sunset Drive (approximately 2,000 linear feet), and an estimate of cost at \$117,416.80. Joseph Polizzi and Jack Cumpston jointly made a motion to approve the roads and costs as per the January 10, 2013 letter from Ronnie Vincent to Twin Harbors POA. The motion was seconded and approved. Chip Choate was asked to prepare a letter from the board to Ronnie Vincent stating that the board approves the proposal as set forth in the January 10, 2013 letter from Ronnie Vincent to the Twin Harbors POA.

Pat Casey, Chairman of the Twin Harbors Road Committee, initiated a discussion of planning for the second stage of repairing Twin Harbors roads in conjunction with Polk County. Preliminary charts and schedules were reviewed and discussed. The Twin

Harbors Road Committee will complete its plans for repairing all remaining Twin Harbors roads and report to the board within ninety (90) days.

Pat Casey requested the board to prepare a reconciliation of road repairs and road costs for the past ten (10) years. A reconciliation will be prepared and presented to the board within ninety (90) days.

Dyana Babik reported to the board that she and Laurie Schultz have met at the clubhouse on several occasions to make changes to the office layout and to begin the initial phase of streamlining office policy and procedures. Additional reports will be forthcoming.

Dyana Babik reported to the board that the discussion of policy and procedures for building fences in Twin Harbors has been deferred until the February board meeting.

Jim Wyckoff initiated a discussion of trash removal by ProStar Waste. It has been determined that the Association signed an annual contract with ProStar as of May 1, 2009. Contract renews annually unless cancelled by Twin Harbors, thirty (30) days before the contract renews. It has been determined that it would not be cost effective to cancel our contract with ProStar. Jack Cumpton made a motion to retain the contract with ProStar. The motion was seconded and approved.

Dyana Babik and Paul Laverty requested the board to consider a heavy trash pickup day for Twin Harbors. Dyana and Paul were requested to research this issue and report to the board with emphasis on coordinating Twin Harbors heavy trash pickup day with the heavy trash day sponsored by Polk County, held in the spring and fall of each year.

Dyana Babik is working on a revised Property Owner Complaint Reporting Form and will submit the proposed form to the board.

Jim Wyckoff announced the next board meeting is scheduled for Saturday, February 9, 2013.

The meeting was adjourned at 10:40 AM.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary