

Twin Harbors Property Owners Association, Inc
Board of Directors Meeting
June 12, 2010

Directors Present:

Fred Alderman, Jim Wilder, Greg Yost, Robert Zbranek, and B. Milton (Chip) Choate

Directors Absent:

David Heathcock

Guests Present:

Laurie Schultz
Larry Darby and Bill Belcher for the Open Forum

Fred Alderman, Vice President, called the meeting to order at 9:00 a. m. Greg made a motion to approve the agenda; The motion was seconded and was approved. Jim W. made a motion to approve the March minutes; The motion was seconded and was approved.

Correspondence:

Five (5) Complaint Forms were reviewed by the board. Jim W. will write letters to two property owners who are subject of complaint forms and Greg will initiate a formal board response to three property owners. Reports on these complaint forms will be presented at the July Meeting.

Open Forum:

Larry Darby gave a report on the bathrooms. Bathroom Repair are complete except for a small amount of trim work and caulking in the women's bath. Larry suggested adding a pad lock and chain to the front gate for added security.

Larry Darby and Bill Belcher reported confiscating four illegal gate keys from individuals using the clubhouse/pool area. Bill offered his services to check the club house three

times a day, randomly, to check keys for individuals using the pool for a fee. The board indicated his request would be taken under consideration.

Closed Session:

None.

Financial Report:

Chip presented the third quarter budget review. Despite income being below budget, Chip estimated that fiscal year ending cash reserves will be sufficient for operating requirements.

Chip reported he had began planning the fiscal year 2011 Budget and requested board members to email him their suggestions or ideas for new fixed assets or improvements to facilities, exclusive of roads. A preliminary budget will be presented at the July meeting and a 2011 final budget will be presented for approval at the August meeting.

Twenty-one accounts were presented for Charge-off in the total amount of \$31,188.24. Some accounts will be abandoned and others will be presented to a small claims court for judgment. See attached exhibit A for a list of approved charge-offs.

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

| Account | Balance |
|-------------------------------------|--------------------|
| THPOA - Regular Checking | \$26,666.43 |
| THPOA - Special Assessment Checking | 2,389.29 |
| TOTAL | \$29,055.72 |

Jim W. made a motion to approve the financials; the motion was seconded and approved.

Old Business:

Fred reported no lots owned by the Association had been sold in May. Fred indicated that he will make sure the lots have been posted in MLS and that lots have "For Sale" signs.

Chemical for the pool has been ordered and a new sign has been received. This new sign was necessary to bring the Association in compliance with federal regulations.

Chip reported that Jim Mason has not submitted his written resignation from the board and has not paid his assessment fees current. Fred made a motion to remove Jim Mason from the board for cause. The motion was seconded and approved.

In the matter of Twin Harbors v. Daussin-Radloff Group, Judge Robert Trapp has issued a letter advising that on July 16th, the Court will rule as follows:

1. The Court grants summary judgment for Dwayne Daussin as to his reserve real property.
2. The Court grants summary judgment for Twin Harbors against James Edward Radloff, Rene P. Daussin Jr., and Bonnie Daussin.

When final judgment is issued July 16th, Judge Trapp will include in his final judgment, the award of attorney fees, if any.

New Business:

The board reviewed and approved the written resignation of Cliff Budd as a board member and Secretary of THPOA.

A supplemental invoice from Capps Insurance in the amount of \$440.63 was discussed. An increased payment for General Liability is required because the insurance carrier determined that the number of homes in Twin Harbors has increased the original count made five years ago. Greg made a motion to approve payment; the motion was seconded and approved.

Friday, June 11th, it was discovered that the Association's computer would not boot and Chip took the computer to J. R. Schumake's computer repair facility in Livingston. Mr.

Schumake could not determine the extent of repairs needed and kept the machine for further review.

Robert presented a proposal for the purchase of a new Kubota Tractor in the total amount of \$13,700. After review and discussion it was decided to postpone purchase consideration until the next fiscal year.

A request from Brent and Sandy Walker has been received to restore a "NO WAKE ZONE" buoy in the area of the boat ramp. Robert made a motion for the Association to purchase a replacement buoy and make a formal request of the TRA to position the buoy. This motion was seconded and approved. Robert will handle purchase of the buoy and contact with TRA for positioning of the buoy.

A request from Brent and Sandy Walker has been received to hold a "block party" at the clubhouse/pool area on the July 4th weekend. After discussion, Jim W. made a motion to approve the request made by the Walkers. The motion was seconded and approved. Chip will notify the Walkers of the approval.

Laurie requested the board purchase a 2010 Property Tax Role from Polk County. Greg made a motion to approve the purchase of a 2010 Property Tax Role. The motion was seconded and approved. Laurie will contact Polk County and order the Property Tax Roll.

The board held an in depth discussion on security for the clubhouse/pool area. Greg presented the Association with a proposal to purchase a camera security system with a cost of up to \$300 for hardware. Robert made a motion to approve the purchase and installation, including electrician and other expenses as required, of the camera security discussed by the Association. The motion was seconded and approved. Greg will handle purchase and installation responsibilities.

In addition to the camera security system the board reviewed the suggestion presented by Larry for a chain and lock on the front gate. Robert made a motion for the purchase of a chain and lock and a new sign for the front gate. The motion was seconded and approved. Robert will handle purchase and installation responsibilities.

In the absence of a President and Secretary, Greg made a motion for Fred Alderman to be President, Chip Choate to serve as Treasurer and Secretary, and for Jim Wilder to

serve as Parliamentarian and Vice President. Robert seconded the motion and the motion was approved.

Greg made a motion to remove Jim Mason and Cliff Budd as signers on Twin Harbors Property Owners Association Regular Checking and Special Assessment Checking Accounts maintained at First National Bank of Livingston. The motion was seconded and approved.

Greg made a motion to add Jim W. as a signer on Twin Harbors Property Owners Association Regular Checking and Special Assessment Checking Accounts maintained at First National Bank of Livingston. The motion was seconded and approved.

Re-writing the deed restriction for all sections of Twin Harbors into one document was discussed and it was decided that a more in depth discussion will be held at the July meeting.

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

The Meeting was adjourned at 11:15 a. m. Next meeting is July 10, 2010.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary