

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
June 8, 2013

Directors Present:

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

Directors Absent:

Jack Cumpton

Guests Present:

Glenn Johnson, Bill Belcher, Tony Jackson, Don Uptegraph and Laurie Schultz

Jim Wyckoff, President, called the meeting to order at 9:04 AM. Paul Lavery made a motion to approve the minutes for the May 18, 2013 board meeting, the motion was seconded and was approved.

Treasurers Report:

Joseph Polizzi reported the following bank balances as of end of May, 2013.

Account	Balance
THPOA - Regular Checking	\$94,621.33
THPOA - Special Assessment Checking	60,852.73
THPOA - Petty Cash	15.40
TOTAL	\$155,489.46

The board reviewed the income statement for the month ending May, 2013 and the income statement for the nine months ending May 31, 2013.

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

Open Forum:

Glenn Johnson, owner of Prominent Mortgage, attended Open Forum to discuss his plans for building homes on Twin Harbors lots owned by Prominent Mortgage. Glenn indicated that he plans to build six homes in Section 5 and asked about plans to upgrade or improve the roads in Section 5. The board reported to Glenn that a plan had been entered for Polk County to gradually assume ownership and improve Twin Harbors' roads. According to THPOA and County plans roads in Section 5 are not scheduled for county ownership and improvement for approximately eight years. The board did not pledge to give the roads in Section 5 priority treatment. Previous Polk County involvement with Twin Harbors roads was discussed.

In response to a question from Don Uptegraph, Glenn said that he was not prepared at this time to present home building plans or to discuss home building plans.

Glenn next directed the discussion to the \$2,000 road deposit which the THPOA requires from property owners prior to clearing their lots. Glenn questioned the \$2,000 road deposit on a road that is not currently in good shape. The \$2,000 road deposit acts as an incentive for the property owner and home builder to pay attention to the need for care when large heavy vehicles are required for home building activity.

Glenn was requested to leave as many trees as possible and to add sod or fencing to help stop erosion on cleared lots.

Glenn said his plans are to clear all lots in three stages and to build homes in three stages.

The board agreed to require a \$2,000 road deposit for the first phase of lot clearing and to review the roads after the first phase of lot clearing has been completed. If the roads have retained their integrity the board agrees to roll the initial \$2000 road deposit to the second phase.

It was agreed that the board needs further discussion on requiring a \$2,000 road deposit for each home under construction.

Glenn will submit a Building Permit Application along with home building plans for each lot. Permit Applications and plans to be submitted shortly.

Bill Belcher attended Open Forum to report on pool security. Bill reported no security issues during the month of May 2013.

Correspondence:

No correspondence was received from property owners in May 2013.

Complaints:

Paul reported two complaints received during the month of May. A property owner complained of vehicles speeding on Lakefront Drive between Creek Drive and the hard left turn. The property owner stated the city would furnish an additional Speed Limit 25 MPH sign for the Association. Dyana made a motion for the Association to pursue obtaining an additional traffic sign from the city. The motion was seconded and approved.

The second complaint concerned dogs running loose in the area of the boat ramp as well as owners who do not pick up after their dog. Paul made a motion to for the association to purchase a sign that advises dog owners to keep their dogs on a leash and to clean up after their dogs. The motion was seconded and approved.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Jim Wyckoff initiated a discussion of restructuring and amending the IRS classification (contract labor to part time employee) for Twin Harbors office manager, maintenance manager and pool manager. Joseph indicated that since we had just now determined a change was necessary, we should make the change effective July 1, 2013. Dyana made a motion to change the classification for our maintenance manager and pool manager from contract labor to part time employee. The motion was seconded and approved.

Jim Wyckoff made a motion for Dyana to prepare a job description for Twin Harbors Office Manager/Pool Manager and for Paul to prepare a job description for Twin Harbors Maintenance Manager. The motion was seconded and approved.

Jim Wilder reported that work has not yet begun on replacing a portion of the bulkhead at the boat ramp. Construction is expected to start shortly after the first of July.

Jim Wyckoff and Jim Wilder reported to the board on Twin Harbors roads. The Commissioners Court of Polk County has approved the first phase for the County to assume ownership of Twin Harbors roads. Road funds have already been committed

for the year ending September 30, 2013; therefore, road work for Twin Harbors has been placed into the 2014 year.

Jim Wyckoff initiated a discussion of selecting a Nominating Committee Chairman for board members to be elected at the October 2013 Annual Meeting. Joseph made a motion to elect Dyana (board member not seeking re-election in October 2013) to be Nominating Committee Chairman. The motion was seconded and approved.

The issue of Twin Harbors Property Owners Association Accounting Policies and Procedures was deferred to the July meeting.

Jim Wyckoff initiated a discussion of the Aqua-Nuts Rules. Paul made a motion to approve the Aqua-Nuts Rules and to publish the rules on the Twin Harbors website. The motion was seconded and approved.

Jim Wyckoff announced the next board meeting is scheduled for Saturday, July 13, 2013.

The meeting was adjourned at 10:41 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary