

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
May 18, 2013

The May Board Meeting was moved from May 11, 2013 to May 18, 2013 because a quorum was not available for the regular meeting date.

**Directors Present:**

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

**Directors Absent:**

Dyana Babik and Jack Cumpton

**Guests Present:**

Dennis Teer, Tony Jackson, Bill Belcher and Laurie Schultz

**Jim Wyckoff, President, called the meeting to order** at 9:02 AM. Paul Laverty made a motion to approve the minutes for the April 13, 2013 board meeting, the motion was seconded and was approved.

**Treasurers Report:**

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

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$101,352.30
THPOA - Special Assessment Checking	61,984.92
THPOA - Petty Cash	15.40
<b>TOTAL</b>	<b>\$163,352.62</b>

The board reviewed the income statement for the month ending April, 2013 and the income statement for the five months ending April 30, 2013.

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

### **Open Forum:**

Dennis Teer attended the Board Meeting to present a Building Permit Application for a new home he plans to build in Twin Harbors, on Section 5, Block 1, Lots 10 and 11. The Architectural Committee received the Permit Application and will respond to Mr. Teer within two weeks.

Tony Jackson attended the Board Meeting to discuss the importance of remaining physical active to maintain health and preventing obesity and chronic diseases. Tony felt that many property owners enjoy walking as a means of maximizing cardiorespiratory fitness and reminded the board of the necessity to keep dogs on leashes to protect not only walkers but children within the subdivision.

Bill Belcher attended the Board Meeting to report on pool security. Since the pool opened May 1st, there has been one security issue. Children were swimming without a supervisor at least eighteen (18) years of age. The children left when requested to leave.

### **Correspondence:**

The board received a certified letter from property owner Rene Daussin, in addition to the letter received in March 2013, discussing his account with the Association.

### **Complaints:**

No complaints were received during the month of April 2013. Paul Laverty reported that complaints involving a shed and burning of trees have been resolved.

### **Closed Session:**

No issues were discussed in Closed Session.

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

Jim Wyckoff and Paul Laverty reported the Twin Harbors Heavy Trash Pick-Up Day was a success. The Board expressed thanks to Michael Farr, Jim Wyckoff, and Curtis Dickins for using their personal trucks to drive the neighborhood to pick-up trash.

Jim Wyckoff initiated a discussion on answering general and specific questions from property owners or those contemplating the purchase of property in Twin Harbors. Chip Choate recommended the creation of Frequently Asked Questions to facilitate the answering of questions. Jim Wyckoff made a motion for Chip to prepare a list of Frequently Asked Questions and suggested answers and report as a draft to the July Board Meeting. The motion was seconded and approved.

Joseph Polizzi reported, David Jones with A-Action Realty has experienced vandalism problems with the For Sale sign placed on a lot the association has contracted to sell. The board advised that if additional vandalism occurs, a formal police report will be filed.

Jim Wyckoff announced the next board meeting is scheduled for Saturday, June 8, 2013.

The meeting was adjourned at 10:36 AM.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary