

**Twin Harbors Property Owners Association, Inc**  
**Board of Directors Meeting**  
**October 9, 2010**

**Directors Present:**

David Heathcock, Jim Wilder, Greg Yost, Robert Zbranek, and B. Milton (Chip) Choate

**Directors Absent:**

Fred Alderman

**Guests Present:**

Laurie Schultz, Office Manager

Gerald and Shana Derouen, Rene Daussin and Barbara Dickens for the Open Forum.

**Jim Wilder, Vice-President, called the meeting to order** at 9:00 a. m. Jim made a motion to approve the agenda, the motion was seconded and was approved. Robert made a motion to approve the September minutes, the motion was seconded and was approved.

**Correspondence:**

Three proxies have been received for the Annual Meeting.

Four new complaints have been received and processed.

**Open Forum:**

**Gerald and Shana Derouen** were at the meeting to present their response regarding a Deed Restriction Complaint filed against their property. The complaint stated that the Derouen's keep their boat in front of the front building line of their home. The Derouen's referred to an interpretation of Association Deed Restrictions which was published by the Association which states that the front building line is twenty (20) feet from the front property line. Therein pursued a lengthy discussion of the definition of front building line as per the deed restrictions. The decision of the board is that building line is a minimum

of twenty (20) from the front property line; however, if the home is built so that the front of the home is greater than twenty (20) feet from the front property line, the line upon which the home was built shall be considered the building line.

Shana Derouen posed a question concerning their legal right to fill in a drainage gully that has been created when the natural flow of rain water was diverted due to the original road construction by subdivision developers. Shana was asked to submit a formal request to the board, and at that time a member of the architectural committee will make inquiry and present findings to the board.

Shana made a suggestion to the board to replace the vacant land behind the tennis court with a high security storage area, charging a fee comparable to secure storage within the area, probably a minimum of \$50 to \$100 per year. JIm indicated that this topic has been discussed by the board on several occasions and while everyone agrees such storage would be quickly rented, the funds to prepare the are not currently available. The project is something to consider and the board promised to review the cost structure once again.

**Rene Daussin** questioned the ability or capacity of Twin Harbors Property Owners Association to change or modify the current deed restrictions, save and except the Maintenance Fee, without 100% of property owners voting their agreement to change or modify the deed restrictions. A statement in the minutes of a previous board meeting, indicated the board planned to form a committee to draft new deed restrictions and ultimately present the planned revisions to the property owners for approval, a simple majority of property owners being necessary to approve.

Rene sought permission to read a letter he brought to the board meeting, said letter being addressed to B. Milton (Chip) Choate as Secretary and Treasurer of the Board. The letter said that Rene had given his check #1001 for settlement by Rene and Bonnie Daussin Jr. of the lawsuit judgement awarded against Rene and Bonnie Daussin and Jim Radloff and the Association had not deposited the check and therefore a stop payment has been placed on the check. Rene indicates that he will issue a new check only after the Association has paid Dwayne Daussin \$9,000 the court has awarded him as attorney fees and Chip, as Secretary and Treasurer, has notified Rene that said check has been paid to Dwayne Daussin. Rene's letter further states that Rene and Bonnie Daussin paid all attorney fees for Dwayne Dausin relating the the lawsuit with the understanding that Dwayne is to repay Rene and Bonnie any amount he awarded by the court for his attorney fees. The board thanked Rene for his letter.

**Barbara Dickens** attended the meeting to pay her annual maintenance fee and to submit a request to build on one of the lots she owns in Twin Harbors. Barbara questioned the process of obtaining a 911 address and David explained the procedures she needed to follow. David indicated that a plot plan, elevation and floor plans need to be submitted to the Architectural Committee. The layout submitted did not reflect feet measurements of the house, distance in feet from front property line or distance from side property line, plumbing and electrical. Barbara plans to build a 30' by 40' structure with one bedroom and one bath.

Documents submitted for a previously approved home were pulled and shown to Barbara so she may prepare her documents in accordance with the needs and requirements of the Architectural Committee. David will visit with Barbara and go over the documents needed.

**Closed Session:**

None.

**Financial Report:**

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

Account	Balance
THPOA - Regular Checking	\$44,649.43
THPOA - Special Assessment Checking	6,021.17
TOTAL	\$50,670.60

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

**Old Business:**

The Annual Meeting will be held next Saturday, October 16th, with the meeting starting at 10:00. Check-in of property owners begins at 8:30 and kolaches, donuts and coffee will be available beginning at 9:00.

Robert reported that all three street signs, previously missing, have been replaced. Robert said that the street signs needed to replace those signs that are missing will be ordered next week.

The board acknowledged that Rene Daussin's \$7,500 check was not deposited because Rene has stipulated that the check was for settlement by Rene and Bonnie Daussin of the lawsuit attorney fee awarded to THPOA. Rene and Bonnie are jointly and severally liable for the entire \$15,000 awarded to THPOOA and not the \$7,500 tendered.

**New Business:**

Interest is no longer being accrued on our regular maintenance fund account. The bank inadvertently stopped accrual on the wrong account. Chip will instruct the bank to correct the error.

Robert reported that the camera is now recording properly.

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

The Meeting was adjourned at 10:58 a. m. Next meeting is scheduled for November 13, 2010.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary