

Twin Harbors Property Owners Association, Inc.  
Board of Directors Meeting  
October 11, 2014

**Directors Present:**

Michael Farr, Paul Laverty, Amy Casey, Don Uptegraph, and B. Milton (Chip) Choate

**Directors Absent:**

Jim Wyckoff, Jim Wilder, and Joseph Polizzi

**Guests Present:**

Ronnie Vincent, Bill Belcher, and Melvin Cassel

**In the absence of Jim Wyckoff, President, and Joseph Polizzi, Vice President,** Chip Choate, secretary called the meeting to order at 9:04 AM.

Chip called for nominations for the office of President Pro Temp to serve only for the October 11, 2014 board meeting. Don Uptegraph nominated Paul Laverty to serve as President Pro Temp, the motion was seconded by Amy Casey and approved.

Paul Laverty called for a motion to approve the minutes for the September 13, 2014 board meeting. Don Uptegraph made a motion to approve the minutes for the September 13, 2014 board meeting, the motion was seconded and was approved.

**Treasurer's Report:**

Treasurer Paul Laverty, reported the cash bank balances as of end of September, 2014.

<b>Account</b>	<b>Balance</b>
THPOA - Regular Checking	\$130,790.46
THPOA - Special Assessment Checking	47,943.95
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$178,749.81
Road Deposits	10,000.00
<b>TOTAL BANK BALANCE</b>	<b>\$188,749.81</b>

The board reviewed the balance sheet for September 30, 2014, the income statement and the statement of cash flow for the one (1) month ending June 30, 2014.

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

## **Open Forum:**

**Polk County Precinct 2 Commissioner Ronnie Vincent** appeared in Open Forum to discuss the recent road maintenance of Twin Harbor roads, which include Creek Drive from Lakefront Drive to Sunset Drive, Whisperwood Drive from Lakefront Drive to Parkview Drive, and 800 linear feet at the end of Lakefront Drive. First, Polk County Precinct 2 road crews pulverized the existing roads, mixed in portland cement and watered to form a solid and acceptable base. Next, Pinto Construction chip and sealed the roadways, and finally CCC Blacktopping topped the roadways with an inch and half (1 1/2) inches of asphalt.

A section of Lakefront Drive was not included in the work performed because a half load of portland cement could not be ordered. Originally another subdivision was scheduled to have road maintenance that would have required a half load of portland cement; however, the road work was cancelled by the subdivision. The section of Lakefront Drive not completed will be rescheduled for 2015.

Whenever possible the crews will tie existing driveways to the roadways.

Roads are eighteen (18) feet wide.

Phase two is expected to begin in summer of 2015.

Road building has now ceased and will not resume until the spring of 2015, unless there is an emergency situation. You need hot weather when laying asphalt. There is about a five to six month window when asphalt can be laid.

Although golf carts are not considered legal on Polk County roads, the Sheriff's department will not actively pursue golf carts unless there are violations such as speeding, racing, running stop signs, or driving at night without head and taillights.

## **Correspondence:**

Two emails were received seeking the purchase of Twin Harbor lots. Chip Choate has been asked to follow up on these request.

## **Complaints:**

Chip Choate reviewed the complaints received and their status. Michael Farr presented two complaints given to him by a property owner.

**Building Permits:**

Amy Casey reported one Application Building Permit was received in the month of September, 2014.

**Pool Maintenance:**

Michael Farr presented the pool maintenance log. The pool log was reviewed by board members.

**Closed Session:**

No issues were discussed in Closed Session.

**All other Business Issues:**

The Welcoming Committee reported that no welcoming packages were distributed in September 2014.

Chip Choate initiated a discussion of the plans for the 2014 Annual Meeting. All assignments have been made and necessary materials are on site.

Paul Laverty initiated a discussion for approving the final payment for the road maintenance work for Twin Harbor roads. The final statement was for \$73,950.00 for overlaying Creek Drive, Whisperwood Drive from Lakefront Drive to Parkview Drive, and the final 800 feet of Lakefront Drive with one and one-half (1 1/2) inches of asphalt. Don Uptegraph made a motion to approve the final payment of \$73,950.00, the motion was seconded and approved.

Chip Choate initiated a discussion of the charges made by Rene Daussin as published in the Polk County Enterprise. Rene Daussin has alleged that Chip Choate, Secretary, has caused "The Winds" to not be sent to Daussin. Laurie Schultz, Office Manager of Twin Harbors has signed a statement refuting the fabricated claim that Chip Choate instructed Laurie Schultz, not to mail "The Winds" to Daussin.

Paul Laverty announced the next board meeting will be held at 9:00 AM on Saturday, November 8, 2014.

The meeting was adjourned at 11:09 AM.

Respectfully submitted,

B. Milton (Chip) Choate  
Secretary