

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
September 15, 2012

The September board meeting would have normally been held on September 8, 2012; however, the meeting was moved to September 15, 2012 because a quorum of directors was unavailable on September 8th.

Directors Present:

Jack Cumpton, Jim Wilder, Jim Wyckoff, and B. Milton (Chip) Choate

Directors Absent:

Rosemary Covalt and Joseph Polizzi

Guests Present:

Laurie Schultz, Bill Belcher, Dyana Babik, and Paul Laverty

Jim Wilder, President, called the meeting to order at 9:01 AM. Jack Cumpton made a motion to approve the minutes for the August 11, 2012 board meeting, the motion was seconded and was approved.

Treasurers Report:

Chip reported the following bank balances as of end of August, 2012.

Account	Balance
THPOA - Regular Checking	\$66,961.04
THPOA - Special Assessment Checking	33,378.75
TOTAL	\$100,339.79

A listing of checks paid in August 2012 was reviewed and specific items were discussed.

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

Open Forum:

Bill Belcher, Twin Harbors pool security, attended Open Forum to update the board on security issues. No major security problems occurred during the month of August.

Dyana Babik attended Open Forum to request that the board consider discussing, at the annual meeting, the proposal to develop the back tennis courts and back lot into a secure boat and trailer storage area. The board will consider presenting the proposal for discussion at the annual meeting.

Paul Laverty attended Open Forum to request a building permit application for a home enlargement project. A building permit application was provided.

Correspondence:

No correspondence received in July.

Complaints:

No complaints were received during the month of July.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Chip Choate presented a THPOA Budget for the fiscal year ending August 31, 2013. Jim Wyckoff requested that Chip prepare a Cash Flow Statement to accompany the budget for presentation at the annual meeting. Jack Cumpton made a motion to approve the budget as presented. The motion was seconded and approved.

Jack Cumpton made a motion to authorize Chip and Jim Wyckoff to make arrangements to close the open area between the drain and the esplanade on Twin Harbors Drive. The motion was seconded and approved.

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

The meeting was adjourned at 9:35 AM. Next meeting is scheduled for October 13, 2012.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary