

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
September 14, 2013

Directors Present:

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

Directors Absent:

Paul Lavery and Jack Cumpton

Guests Present:

Bill Belcher and Laurie Schultz

Jim Wyckoff, President, called the meeting to order at 9:00 AM. Jim Wilder made a motion to approve the minutes for the August 17, 2013 board meeting, the motion was seconded and was approved.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	\$80,117.84
THPOA - Special Assessment Checking	61,377.10
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$141,570.34
Road Deposits	18,000.00
TOTAL DEPOSITS	\$159,570.34

The board reviewed the income statement for the month ending August, 2013 and the income statement for the twelve (12) months ending August 31, 2013.

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

Open Forum:

Bill Belcher attended Open Forum to report on pool security issues for the month of July. Bill reported no security issues for the month of July.

Correspondence:

No correspondence was received from property owners in August 2013.

Complaints:

Jim Wyckoff reported no complaints were received in the past month.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

No report from the Welcoming Committee for the month of August 2013.

Joseph requested the budget discussion be deferred until the October Meeting.

Chip Choate reported that attorney Travis Kitchens has reconsidered his opinion regarding the sale of the second boat ramp lot. Earlier Travis had issued an opinion that the lot could be sold; however, upon a second review, Travis is of the opinion that the Association cannot sell the second boat ramp. Jim Wyckoff made a motion for Chip and Paul to contact an attorney and obtain a second opinion. The motion was seconded and approved.

Jim Wyckoff initiated a discussion on modifying the days and hours of the Twin Harbors Office. Jim made a motion that the office be open on Fridays from noon to 6:00 PM and on Saturday from 8:00 AM to noon. The motion was seconded and approved.

The issue of Job Descriptions for the Office Manager and Pool Manager was deferred.

The issue of Accounting Policies and Procedures was deferred.

Jim Wilder reported that the water connection at the main entrance has been disconnected.

The issue of new electrical connections at Entrance Number One and Entrance Number Three has been deferred.

Michael Farr initiated a discussion of the Twin Harbors storage lot for boats, trailers, and campers. Michael discussed a previously prepared diagram showing a modification of the parking arrangement for the storage lot. Dyana Babik made a motion to authorize Michael to assemble an estimate of the cost of marking the storage lot for the new parking arrangement. The motion was seconded and approved.

Chip Choate initiated a discussion of the 2013 THPOA Annual Meeting Property Owners Meeting Checklist. Specific assignments were made to board members.

Jim Wyckoff announced the next board meeting is scheduled for Saturday, October 12, 2013.

The meeting was adjourned at 9:44 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary