

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
September 13, 2014

Directors Present:

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

Directors Absent:

Joseph Polizzi

Guests Present:

Bill Belcher, Rene Daussin, Terri Wyckoff, Bonnie Laverty, Johnny Morse, Russell Robertson, and Melvin Cassel

Jim Wyckoff, President called the meeting to order at 9:02 AM.

Jim Wilder made a motion to approve the minutes for the August 9, 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 August, 2014.

Account	Balance
THPOA - Regular Checking	\$101,761.65
THPOA - Special Assessment Checking	99,256.39
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$201,033.44
Road Deposits	12,000.00
TOTAL BANK BALANCE	\$213,033.44

The board reviewed the balance sheet for August 31, 2014, the income statement and the statement of cash flow for the twelve (12) months ending June 30, 2014. A budget comparison is included at the end of the minutes.

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

Open Forum:

Rene Daussin appeared in Open Forum to deliver two written complaints. Mr. Daussin requested that these complaints be recorded as written into the POA's complaint log. These complaints, as written, have been entered in the complaint log.

Bill Belcher appeared in Open Forum to request clarification on a statement, allegedly made by a board member, that he had submitted forged proxy statements at the last election and the alleged forged proxy statements were not counted. Don Uptegraph, a member of the counting team at the last election, but not a board member at that time, responded as an attendee of Open Forum. Don assured Bill that all votes, including all proxies presented, were counted and included in the totals. Bill said he asked the question because he is to become a board member and he did not want his reputation impugned. Bill was satisfied with the response from Don.

Don Uptegraph appeared in Open Forum to request clarification from Bill Belcher concerning statements Bill had made to other property owners which suggested that Don Uptegraph had demanded Polk County Precinct 2 road workers cut tree limbs in his yard. Don said that the equipment manned by Precinct 2 road workers had hit and damaged a limb on a tree in his property and Don had retrieved his chain saw to cut down the limb. The road worker said not to be concerned that this happens all the time and he would cut down the limb, which he did. Don asked Bill if he was satisfied with the explanation and Bill said the explanation answered his questions.

Johnny Morse appeared in Open Forum to receive information as to the status of his request to erect a fence on his property. The permit had previously been approved and this was relayed to Mr. Morse.

Correspondence:

No correspondence was received in the month of August.

Complaints:

Chip Choate reviewed the complaints received and their status.

Building Permits:

Amy Casey reported the no Application Building Permits were received in the month of August, 2014.

Pool Maintenance:

Michael Farr presented the pool maintenance log. The pool log was reviewed by board members. The second pool hand rail has been repaired and a small leak in pump #2 has now been repaired.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

The Welcoming Committee reported three (3) welcoming packages being distributed in August.

Paul Laverty initiated a discussion of the 2014-2015 THPOA Budget. The budget was reviewed and accepted pending the insertion of the results for the fiscal year ending August 31, 2014. Chip made a motion to approve the 2014-2015 THPOA Budget with the results for the fiscal year ending August 31, 2014 included in the comparison.

Paul Laverty requested that the discussion of converting Twin Harbor financial records to a cash basis accounting be deferred while he performs a review of the IRS requirements.

Chip initiated a discussion of the items needed for the October 2014 Annual Meeting. Board members will be contacted concerning items they will be asked to bring to the meeting.

Paul Laverty initiated a discussion of the revised Twin Harbors Compliant Policy and Procedures. Jim Wilder made a motion to approve the new Complaint Policy and Procedures. The motion as seconded and approved.

A discussion of the Opinion Letter from Travis Kitchens regarding carports in Sections 2 through Sections 5 and the discussion of the revised Building Permit Application have been deferred until the November meeting.

Jim Wilder initiated a discussion of the revised Building Permit Form. Paul Laverty made a motion to approve the new Building Permit Form and to include the members of the Architectural Committee, after their election in October of 2014. The motion was seconded and approved. Michael Farr dissented on the revised Building Permit Form.

Jim Wyckoff announced the next board meeting will be held at 9:00 AM on Saturday, October 11, 2014.

The meeting was adjourned at 10:25 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary