

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
March 14, 2015

Directors Present:

Joseph Polizzi, Michael Farr, Amy Casey, Russell Robertson, and B. Milton (Chip) Choate

Directors Absent:

Paul Laverty, Melvin Cassel, and Bill Belcher

Guests Present:

Ronnie Vincent and Jim Wyckoff

Joseph Polizzi, President, called the meeting to order at 9:07 AM.

Joseph Polizzi asked the board to review the Minutes for the February 14, 2015 board meeting. Michael Farr made a motion to approve the Minutes, the motion was seconded and approved.

Treasurer's Report:

In the absence of Treasurer Paul Laverty, Chip Choate reported the cash bank balances as of end of February, 2015.

Account	Balance
THPOA - Regular Checking	\$69,846.36
THPOA - Special Assessment Checking	50,500.52
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$122,362.28
Road Deposits	6,000.00
TOTAL BANK BALANCE	\$128,362.28

The board reviewed the balance sheet for February 28, 2015, the income statement and the statement of cash flow for the six (6) months ending February 28, 2015.

Chip informed the board that within the next sixty (60) days claims against eight (8) Twin Harbors property owners will be filed in the Polk County Justice of the Peace Court, Precinct 2.

Russell Robertson 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 present his recommendations for a five year road plan for Twin Harbors and the anticipated cost to Twin Harbors. His recommendations are summarized below:

1. Harbor Drive - Summer of 2015 - \$84,247.00
2. Part of Arrowhead and Valleyview - Summer of 2015 - \$25,392.70
3. Parkview Drive - Summer of 2016 - \$26,907.40
4. Wildwood Harbor Circle - Summer of 2016 - \$28,995.00
5. Part of Valleyview - Summer of 2017 - \$28,010.40
6. Magnolia Lane - Summer of 2017 - \$28,275.00
7. North Sunset and Part of East Sunset - Summer of 2018 - \$50,790.00
8. Whisperwood North of Twin Harbors Drive - Summer of 2019 - \$47,884.00
9. Twin Magnolia - Summer of 2020 - \$37,366.00

The cost estimates provided are in current dollars and do not reflect any possible increase in the cost of materials.

Correspondence:

No correspondence was received in the month of February, 2015

Complaints:

Russell Robertson reported no complaint letters were mailed to property owners for deed restriction violation in the month of February 2015. A discussion was held on No Trespassing signs on lots. Russell was asked to tour the subdivision and make a list of properties with No Trespassing signs. A letter is to be mailed to each property owner asking the No Trespassing signs be removed and to substitute the purple marking as provided for in the state regulations. Each letter is to contain a copy of the state regulations or a link to the state regulations.

Building Permits:

Amy Casey reported one (1) Application Building Permit for an addition to an existing garage was received in the month of February, 2015. After a discussion, the building permit was modified and modification approved.

One board member left the meeting and without a quorum in attendance Joseph Polizzi called for a motion to adjourn the meeting. Michael Farr made a motion to adjourn the meeting. The motion was seconded and approved at 10:02.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary