

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
October 10, 2015

Directors Present:

Joseph Polizzi, Michael Farr, Paul Laverty, Amy Casey, Bill Belcher, Melvin Cassel and B. Milton (Chip) Choate

Directors Absent:

None

Guests Present:

Sandra Jaynes, Pat Casey, and Ken Van Hook

Joseph Polizzi, President, called the meeting to order at 9:02 AM.

Joseph Polizzi asked the board to review the Minutes for the September 12, 2015 board meeting. Michael Farr made a motion to approve the minutes for September 12, 2015. The motion was seconded and approved.

Treasurer's Report:

Treasurer Paul Laverty, reported the cash bank balances as of end of September, 2015.

Account	Balance
THPOA - Regular Checking	\$67,641.14
THPOA - Special Assessment Checking	72,928.49
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$140,585.03
Road Deposits	2,000.00
Donations for Pool Fund	538.43
Donations for Tractor Storage Building	2,700.00
TOTAL BANK BALANCE	\$145,823.46

The board reviewed the balance sheet for the month ending September 30, 2015, the income statement and the statement of cash flow for the one (1) month ending September 30, 2015.

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

Open Forum:

Chip Choate appeared in Open Forum to inform the board and guests that the Polk County burn ban was cancelled for two weeks and was re-activated at the end of September.

Pat Casey appeared in Open Forum to discuss the new tractor and tractor usage. Pat said that our new tractor has been used 50 hours and the shredding is less than half of our right of ways. An independent contractor would shred all of our rights of way in six (6) to seven (7) hours. Pat continued that based upon his figures, as contained in a report that Pat has prepared, the association is spending \$2,500 per cutting and this is excessive. Pat feels the board is clueless about the operation of the new tractor.

Melvin felt the decision has already been made and doesn't see any reason to continue the discussion. No one on the board has seen the report so how can anyone respond to the content of the report.

Pat made copies of his report and passed to a few of the board members.

Pat said that when the county takes over our roads, the county will cut our rights of way. Paul Lavery and Bill Belcher countered that Ronnie Vincent has said that the county expects subdivisions to be responsible for mowing and shredding within their subdivision. The county will mow or shred in rural areas. Chip Choate stated that he had talked to the President of the Idlewilde POA and was informed that the county has repeatedly said the county will mow in their subdivision; however, for at least the past six (6) years the county has not mowed in Idlewilde. Pat again stated that Ronnie Vincent has told him that the county would handle all right of way mowing once the county owns the roads within Twin Harbors.

According to Pat, the new tractor cannot safely shred all of the rights of way and the shredder we obtained is not the best. We need a bat wing shredder for shredding our rights of way. The ditches are not being cut. The new tractor, while a good tractor, is not considered adequate for our needs.

Joseph Polizzi responded that the bathroom doors were not locking and needed to be repaired. Bill Belcher reported that Barry Pounds has corrected the problem with both bathroom doors.

Chip Choate reported that in recent days, there have been a number of home burglaries and car break-ins within Twin Harbors. The Onalaska Police are asking all residents to keep a lookout for strangers walking and for unknown vehicles. Take pictures. A number of board members reported that they knew personally of a property owner who has experienced a home burglary or vehicle break-in. The police have suggested that property owners consider a security system and/or cameras for their home. Chip said that in the next email to property owners, he will provide an update on the current security issues.

Correspondence:

Chip Choate reported the receipt of one correspondence during the month of September 2015. The owner of Reserve 2 and Reserve 3 in Section 4 has requested that regular maintenance fees for each reserve be reduced from \$480.00 per reserve per annum to \$120.00 per reserve per annum. \$120.00 is the current regular maintenance fee for Reserve 2 and Reserve 3 in Section 5.

Originally the regular maintenance fees for the reserves 2 and 3 in sections 4 and 5 were identical and both provided for the owners of the reserves to pay \$480.00 per reserve per annum. A previous board authorized the re-writing of the deed restrictions for reserves 2 and 3 of section 5. This re-writing provided for the then owner to pay no fees until the property was sold and then the fees would be \$120.00 per reserve per annum. The new deed restrictions were approved by the board in 2007.

The current board determined that they do not have the authority to change the required payment amount and that the 2007 board, probably acted outside of their authority. Accordingly the current board cannot grant the request to lower the fees for reserves 2 and 3 of section 4.

Complaints:

Paul Laverty reported that three new complaint letters were mailed in September.

Additional complaint letters are being prepared and will be mailed in October.

Pat Casey reported that a property owner on Sunset has six garage doors when only three garages are allowed as per our deed restrictions. Paul indicated that this property owner was granted a building permit earlier in the year that called for the property owner to convert existing garages to living facilities and to construct new garages. In as much

as this is an issue with the permitting process, Amy Casey as #1 Architect was requested to contact the owner and seek a remedy.

Building Permits:

Amy Casey reported that the association received six (6) Application Building Permit requests for bulkheads and one (1) Application Building Permit request for a ramp in the month of September, 2015. All permits were approved.

Ken Van Hook stated that it appears the ramp built may have accidentally been extended into a lot he owns. He will check further.

Pool Report:

Bill reported there were no security issues during the month of September 2015. Backyard Oasis is now providing routine cleaning and maintenance every other Monday. The pool is now closed for the winter season and the pool and equipment will be inspected to locate potential problems.

Other Business:

Michael Farr reported that one load of limestone rocks had been purchased and spread on Wildwood Harbor Circle in the area where the road had been badly broken up. Pat Casey operated the tractor to spread the rock. After the rock had been spread, Pat mowed/shredded right of way on Wildwood Harbor Circle. Michael indicated that he would review the repaired road and determine if an additional load of rocks would provide additional support for the road.

Chip Choate opened the bids the association received for mowing the common areas. Fifteen (15) bidding packets were distributed to prospective mowing contractors and we received five (5) replies. The bids ranged from a low of \$344.66 per month to a high of \$925.00 per month. Paul Laverty made a motion to approve the bid of Premier Lawn Service in the amount of \$344.66 per month subject to the receipt of the binder evidencing a \$1,000,000 liability policy for Premier Lawn Service. The motion was seconded and approved.

Ken Van Hook indicated that he is talking to various individuals and gathering the information needed to complete his assignment regarding information on insurance.

Chip Choate initiated a discussion on ballots received for the procedure vote and the ballots received for board members and the special assessment. A number of property owners have mailed their ballots to the clubhouse in an envelope that also contained their payment of their regular maintenance fee. These ballots have been placed in an

envelope specially prepared for the vote process and will be handed to the vote tabulator. All ballots received prior to the cut off date will be counted.

Amy Casey reported that Polk County Precinct 2 Commissioner Ronnie Vincent, has informed her that his road crew will have equipment in Twin Harbors next week and will begin working the roads shortly thereafter.

Joseph Polizzi initiated a discussion of purchasing a storage building for the new tractor. Joseph deferred discussion of this issue to the Annual Meeting.

Amy Casey initiated a discussion of utilization of the new tractor and if the tractor is meeting expectations. Pat Casey said that the tractor is not being used in an efficient manner and it is his opinion that members of the board are incompetent and lack knowledge of how to make the best use of a tractor and the proper kind of shredder that should be used. It was decided to defer continuing discussion of this issue to the Annual Meeting.

Joseph made the following announcements.

The next board meeting is scheduled for Saturday, November , 2015.

Twin Harbors will hold its Annual Meeting at 10:00 AM on Saturday, October 17, 2015. Refreshments will be served beginning at 9:00 AM.

The Aqua Nuts will hold a garage sale on Saturday, October 24th from 8:00 AM to 2:00 PM, to provide funds to purchase accessories for the swimming pool/clubhouse area. If you have items for the garage sale, please bring the items to the clubhouse on Friday, October 23rd from Noon to 4:00 PM. Contact Judy Jackson at grandmajudy@mac.com, Bonnie Laverty blaverty@suddenlink.net or Nita Uptegraph 936-646-3136 if you have questions or need additional information.

Paul Laverty made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 10:46 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary