Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
December 12, 2015

Directors Present:

Joseph Polizzi, Paul Laverty, Ken Van Hook, Steven Eckert, Cliff Budd, and B. Milton (Chip) Choate

Directors Absent:

Bill Belcher and Melvin Cassel

Guests Present:

Barbara Dickens and Linda Van Hook

Joseph Polizzi, President, called the meeting to order at 9:06 AM.

Joseph Polizzi asked the board to review the Minutes for the November 14, 2015 board meeting. Steve Eckert made a motion to approve the minutes for November 14, 2015. The motion was seconded and approved.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	$82,781.03
THPOA - Special Assessment Checking	72,704.76
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	$155,501.19
Road Deposits	3,000.00
Donations for Pool Fund	1,903.18
Donations for Tractor Storage Building	2,700.00
TOTAL BANK BALANCE	$163,104.37

The board reviewed the balance sheet for the month ending November 30, 2015, the income statement and the statement of cash flow for the three (3) months ending November 30, 2015.

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

Cliff Budd revealed that several years ago, the association utilized the services of a collection agency to assist in the collection of accounts receivable from property owners who were significantly past due. Paul Laverty was requested to perform an investigation, prepare a report, and make a report to the board at the January 2016 board meeting.

Open Forum:

No one appeared in Open Forum.

Correspondence:

Chip Choate reported no correspondence received in the month of November.

Complaints:

Steve Eckert reported four (4) complaints were received in the month of November. Complaint letters will be mailed and reported on at the next board meeting.

Building Permits:

Cliff Budd reported that no building permits were requested in the month of November 2016.

Pool Report:

Bill Belcher was not in attendance and his report was deferred to the January 2016 board meeting.

Other Business:

Cliff Budd initiated a discussion on the purchase of a tractor storage building. Cliff indicated he researched the building issue and determined that a 24 X 36 building with a door 10 X 10. A bid of $7,300 was received from Carolina Carports, Inc.for a fully constructed building. In addition, further costs of approximately $1,700 are anticipated. Cliff recommended placing the tractor storage building on an unused tennis court slab.

The board toured the suggested location and concurred with placing the tractor storage building on one of the unused tennis court slabs. The board deferred action on approving the purchase of a tractor storage building and will seek more donations from property owners. To date, property owners have donated $2,700.00 towards the purchase of a tractor storage building. A request for additional donations will be placed in the next Winds.

Paul Laverty initiated a discussion on the resubmission to Twin Harbors property owners of a special assessment ballot initiative with the funds to be utilized wholly for the roads in Twin Harbors. Paul presented six (6) different plans for financial alternatives. After a lengthy debate, Chip Choate made a motion to approve a special assessment ballot initiative calling for an amount of $55.00 per lot per annum for an undeveloped lot and $75.00 per lot per annum for a lot improved by a residence. If a residence occupies two (2) lots, one of the lots will be considered as unimproved for billing purposes. The motion was seconded and approved.

Chip Choate initiated a discussion of submitting to Twin Harbors property owners a special assessment ballot initiative with the funds to be utilized wholly for the swimming pool in Twin Harbors. The board acknowledges the swimming pool is almost forty (40) years old and is in the last stages of its useful life. The board deferred any action for a special assessment for constructing a new pool or for major repairs to the pool.

Ken Van Hook initiated a discussion of insurance for interns or volunteers. Ken indicated that the Twin Harbors general liability policy provides insurance coverage of one thousand dollars ($1,000) for board members when board members are using equipment owned by the association.

Paul Laverty requested the discussion of using architectural fees as opposed to road deposit fees be deferred to the January 2016 board meeting.

Ken Van Hook initiated a discussion of the special projects. Ken requested that the next Winds announce the special projects committees and seek volunteer from the Twin Harbors property owners to fill slots on the various committees. Ken reported that a Twin Harbors Memorial Weekend Picnic was in the planning stage.

Joseph Polizzi expressed a special “Thank You” to property owners who donated funds and their personal time to decorate the three (3) Twin Harbors entrances.

Barbara Dickens reported of an organizational meeting for the Twin Harbors Neighborhood Watch Program held on Sunday, December 6, 2015 at the Onalaska Library Conference Room. The meeting was organized by Kyle Kelly and Barbara Dickens. Guest speakers were J. R. Jones, former Harris County Deputy Sheriff, former City of Onalaska Police Chief, and former Captain of the Polk County Sheriff’s

Department, and Kenneth Hammack, Polk County Sheriff. Jones and Hammock described the Polk County Wise Eyes program. Sheriff Hammock announced the donation of signs to be placed at the three (3) entrances of Twin Harbors. In addition, Polk County Precinct 2 Commissioner, Ronnie Vincent announced that the county will provide the steel posts for the signs and install the signs. A brief question and answer session followed the presentations by Jones and Hammack.

Chip Choate initiated a discussion on updating the Twin Harbors directory. Steve Eckert made a motion to provide with the upcoming Winds, a request for information from property owners for information to update the directory. The motion was seconded and approved.

Joseph Polizzi made the following announcements.

The next board meeting is scheduled for Saturday, January 9, 2016.

Donations are requested by the Onalaska Lionesses Club to help provide Christmas for families with children. Donations of cash, food, children's clothes, and children's toys are being sought. Consideration should be given to adopting a family. Call Onalaska Lionesses President Susan Mitchell at 936-328-0846. Susan is a Twin Harbors property owner.

At this time, Paul Laverty made a motion to temporarily adjourn the regular meeting and call to order an executive session. The motion was seconded and approved.

After the executive session was adjourned, the regular meeting reconvened.

Paul Laverty made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 11:09 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary