

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

Directors Present:

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

Directors Absent:

Russell Robertson

Guests Present:

Pat Casey

Joseph Polizzi, President, called the meeting to order at 9:01 AM.

Joseph Polizzi asked the board to review the Minutes for the December 13, 2014 board meeting. Bill Belcher made a motion to approve the Minutes, the motion was seconded and approved.

Treasurer's Report:

Treasurer Paul Laverty, reported the cash bank balances as of end of December, 2014.

Account	Balance
THPOA - Regular Checking	\$69,805.96
THPOA - Special Assessment Checking	40,603.52
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$110,424.88
Road Deposits	12,000.00
TOTAL BANK BALANCE	\$122,424.88

The board reviewed the balance sheet for December 31, 2014, the income statement and the statement of cash flow for the four (4) months ending December 31, 2014.

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

Open Forum:

Pat Casey appeared in open forum to present an amended guide for the completion of converting Twin Harbors roads to Polk County roads. The guide was reviewed by the board and accepted.

Joseph Polizzi appeared in open forum to discuss the street lights at entrance's #2 and #3. Michael Farr will request Barry Bounds to contact SHECO to have the street lights repaired.

Michael Farr appeared in open forum to inform the board of a problem with the boat ramp lock. Michael will request Barry Bounds to contact a locksmith to repair the lock.

Correspondence:

No correspondence was received in the month of December, 2014.

Complaints:

In the absence of Russell Robertson, Chip reported the receipt of one complaint listing two (2) deed restriction violations. Chip will mail letters to the individuals and refer the issues to Russell.

Building Permits:

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

Pool Maintenance:

Bill Belcher presented the pool maintenance log. The pool log was reviewed by board members.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Paul Laverty and Chip Choate reported on a meeting with Polk County Precinct 2 Commissioner Ronnie Vincent. The price of oil has fallen from over \$100 a barrel in August to \$45 a barrel in December. The board has received an estimate from the Commissioner providing an estimated price for work to be performed in 2015. The

board wanted to know if the cost of chip and seal and asphalt would be lowered from the original estimate. Commissioner Vincent said that county had signed a contract with the contractors who will provide chip and seal and asphalt paving in August and the price for these services would not be lowered.

Joseph Polizzi initiated a discussion to increase the special assessment for the current year from \$60.00 to \$80.00 per lot per annum. Amy Casey made a motion to increase the special assessment to \$80.00 per lot per annum. The motion was seconded and approved.

Chip Choate initiated a discussion of a bid by James Mitchell, dba Lawns by Mitch, to provide comprehensive and complete mowing services to Twin Harbors. The bid was not accepted as presented. Joseph Polizzi requested Paul Laverty, Michael Farr, and Amy Casey to conduct a review of the existing mowing actions and prepare a RFP that would consolidate all Twin Harbors mowing responsibilities. The report to be submitted to the board at the February meeting.

Chip Choate initiated a discussion for the approval of the amended February 2015 Winds. Amendments to include the approved increase in special assessment fees. Paul Laverty made a motion to approve the amended February 2015 Winds. The motion was seconded and approved.

Joseph Polizzi announced the next board meeting will be held at 9:00 AM on Saturday, February 14, 2015.

Joseph also announced Saturday, April 18, 2015 as the Annual Spring Heavy Trash Pick Up Day, sponsored by the City of Onalaska and Polk County Precinct 2. Twin Harbors board members and volunteers will pick up heavy trash and deliver to the storage lot behind the Onalaska Sub-Court House.

The Onalaska Volunteer Fire Department will host its Annual Fundraising Auction on Saturday, April 25, 2015, at Noon. BBQ lunches and sandwiches will be sold beginning Wednesday, April 22nd thru Saturday, April 25th. Anyone having items they wish to donate to the auction should contact Angela Stutts at 936-646-5376.

The meeting was adjourned at 10:14 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary