

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

Directors Present:

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

Directors Absent:

Melvin Cassel

Guests Present:

None

Joseph Polizzi, President, called the meeting to order at 9:00 AM.

Joseph Polizzi asked the board to review the Minutes for the January 10, 2015 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 January, 2015.

Account	Balance
THPOA - Regular Checking	\$68,380.81
THPOA - Special Assessment Checking	41,183.52
THPOA - Petty Cash	15.40
Total Available THPOA Cash Balance	\$109,579.73
Road Deposits	12,000.00
TOTAL BANK BALANCE	\$121,579.73

The board reviewed the balance sheet for January 31, 2015, the income statement and the statement of cash flow for the five (5) months ending January 31, 2015.

Paul Laverty also reviewed the outstanding accounts receivable with the board. Eight property owners have received demand letters and final demand letters. Paul asked the board to approve filing a claim in Precinct 2 Polk County Justice of the Peace Court against these eight (8) property owners. The board was informed that in filing a claim,

if the property owner does not respond by paying the past due fees, a lien will be placed on property owned by the property owner. Bill Belcher made a motion to approve the filing of a claim against the eight (8) property owners, the motion was seconded and approved.

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

Open Forum:

Michael Farr appeared in open forum to inform the board that the street light at entrance #1 is on private property and SHECO will not fix the light unless requested by the property owner. Michael will have Barry Bonds check with SHECO about placing a utility pole and light on the easement.

Russell Robertson appeared in open forum to discuss traffic at the corner of Arrowhead Drive and Valleyview Drive. Michael will request Barry to acquire and install a Yield Sign on Valleyview Drive at the intersection with Arrowhead Drive.

Correspondence:

No correspondence was received in the month of January, 2015

Complaints:

Russell Robertson reported three (3) letters were mailed to property owners for deed restriction violations.

Building Permits:

Amy Casey reported one (1) Application Building Permit for a home improvement project was received in the month of January, 2015.

Pool Maintenance:

Bill Belcher presented the pool maintenance log. The pool log was reviewed by board members. Bill also reported that a pool pump has been replaced by Backyard Oasis. Repair or replacement of the timing clocks is under review.

Closed Session:

No issues were discussed in Closed Session.

All other Business Issues:

Joseph Polizzi initiated a discussion of a proposal to consolidate Twin Harbors right of way mowing and common area mowing.

The first item concerning mowing that Joseph Polizzi brought forth for discussion was the issue of whether or not the mowing contractor may be a resident of Twin Harbors. After a discussion, Bill Belcher made a motion, which allows the mowing contractor to be a resident of Twin Harbors. The motion was seconded and approved.

The second item concerning mowing that Joseph Polizzi brought forth for discussion was the issue of insurance to be provided by the mowing contractor. After a discussion, Russell Robertson made a motion to require any contractor submitting a bid for the mowing contract to provide a copy of the insurance policy with the submitted bid. Russell also made a motion that the minimum amount of insurance will be \$100,000. Both motions were seconded and approved.

The third item concerning mowing that Joseph Polizzi brought forth for discussion was the revision of the proposed mowing specification document. After a discussion, Paul Laverty made a motion for Paul Laverty, Michael Farr, and Amy Casey to prepare a new mowing specification document, which will include the allowing of a resident to become the mowing contractor and the minimum insurance requirement of \$100,000. The motion was seconded and approved. The new mowing specification document will be presented to the board at the March 14, 2015 meeting for approval. The mowing specification document will then be made available to mowing contractors who will submit bids. Bids will be opened at the April board meeting.

Chip Choate reported that nine (9) Twin Harbors property owners have responded to the request in the February 2015 Winds for submission of their email address.

Joseph Polizzi initiated a discussion of the need to appoint a committee of board members to prepare a report for the board, which will recommend swimming pool maintenance arrangements for the contract year beginning April 1, 2015. Joseph asked Bill Belcher, Michael Farr, and Paul Laverty to meet, prepare a report with their recommendations, and present the report to the board at the March 14, 2015 board meeting.

Joseph Polizzi initiated a discussion to place a ballot initiative for increasing the special assessment on the agenda for the annual meeting to be held in October 2015. Michael Farr made a motion to add increasing the special assessment to the agenda for the October 2015 meeting. The motion was seconded and approved.

Amy Casey reported to the board that she has been in contact with Polk County Precinct 2 Commissioner Ronnie Vincent concerning paving actions for Twin Harbors roads in 2015. Mr. Vincent has consented to appear at the March 14, 2015 board meeting to discuss paving Twin Harbors in 2015.

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

Joseph Polizzi 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 10:57 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary