

Twin Harbors Property Owners Association, Inc.
Board of Directors Meeting
August 8, 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:

Ken Van Hook, Steve Eckert, Kyle Kelly, Rick Garlock, Rosemary Garlock, Rufus Hobbs, Sandra Jaynes, Debbie Brooks, Polo Deagustini

Joseph Polizzi, President, called the meeting to order at 9:04 AM.

Joseph Polizzi asked the board to review the Minutes for the July 11, 2015 board meeting. Michael Farr stated that he did not approve of the content of the two documents that Amy Casey provided to the board and requested the minutes to state his disapproval. Other board members concurred with the comments offered by Michael and requested that it be noted in the minutes that these were not the opinion of the board. Paul made a motion to approve the minutes, after the addition of comments offered by Michael Farr. The motion was seconded and approved.

Treasurer's Report:

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

Account	Balance
THPOA - Regular Checking	\$52,656.62
THPOA - Special Assessment Checking	70,495.15
THPOA - Petty Cash	15.4
Total Available THPOA Cash Balance	\$123,167.17
Road Deposits	6,000
TOTAL BANK BALANCE	\$129,167.17

The board reviewed the balance sheet for July 31, 2015, the income statement and the statement of cash flow for the eleven (11) months ending July 31, 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 next Tuesday, Polk County commissioners will approve a burn ban for Polk County.

Debbie Brooks and Polo Deagustini appeared in Open Forum to request the board consider immediate repairs to Wildwood Harbor Circle, north of Twin Harbors Drive. This road is hard to navigate and is in need of immediate maintenance. Debbie and Polo were informed that Wildwood Harbor Circle is under consideration for maintenance within the next two years.

Rick Garlock asked the board to review the culvert drainage problem on the second boat ramp. The culvert under Harbor Drive is partially blocked and needs to be cleared of debris. Harbor Drive is to be repaired in September 2015 and afterwards the county will review the need to conduct culvert repairs.

Rufus Hobbs attended Open Forum to discuss the acquisition of a new tractor. The tractor will be discussed later in the board meeting.

Kyle Kelly attended Open Forum to discuss a potential problem with a portion of Lakefront Drive. Near her home on Lakefront Drive a dip in the road is forming at the point a culvert going under Lakefront Drive. Kyle was advised that since Polk County has assumed Lakefront Drive, she needs to contact Polk County, Precinct 2 Commissioner Ronnie Vincent for resolution on the sinking road.

Correspondence:

No correspondence was received in the month of July, 2015

Complaints:

Paul Laverty reported that several lots have been cleaned and/or mowed. Three new complaint letters are to be mailed shortly.

A complaint form was received from an individual who is not a member of the Twin Harbors POA. The board can only process complaints from members of the THPOA.

Building Permits:

Amy Casey reported that one (1) Application Building Permit was received in the month of July, 2015. The permit was for a fence and was approved.

Pool Report:

Bill Belcher reported the Black Alga problem in the swimming pool has been resolved by special treatment from Backyard Oasis. Two cracks have been observed in the swimming pool that will be reviewed by Backyard Oasis after the pool closes for the year. Bill reported there were no security issues during the month of July 2015.

Other Business:

Chip Choate initiated a discussion to accept the resignation of Russell Robertson as a Twin Harbors board member. Chip made a motion to accept the resignation of Russell Robertson as a Twin Harbors board member. The motion was seconded and approved.

Chip Choate reported that eight (8) property owners have registered as candidates for the October election. These candidates are listed in the order of registering to become a candidate; Cliff Budd, Chip Choate, Paul Laverty, Ken Van Hook, Pat Casey, Susan

Mitchell, Steve Eckert, and Rex Broome. Registration to be a candidate closed at 5:00 PM on Friday, August 7, 2015.

Amy Casey initiated a discussion to approve the repairing of Twin Harbors roads by Polk County Precinct 2, as hereinafter described: Arrowhead Drive from FM 3186 to the intersection of Valleyview Drive, Valleyview Drive from the intersection of Arrowhead Drive to the intersection of Harbor Drive, and Harbor Drive from the intersection of Valleyview Drive to the intersection of Magnolia Drive. The repair work is scheduled for September 2015. Estimated cost provided by Precinct 2 Commissioner is \$87,500. Bill Belcher made a motion to approve the September 2015 road repairing. The motion was seconded and approved.

Chip Choate initiated a discussion on the August 2015 Winds. Amy Casey and Paul Laverty suggested modifications to the Winds. Paul Laverty made a motion to approve the August 2015 Winds with the modifications. The motion was seconded and approved.

Paul Laverty initiated a discussion on the amount of the special assessment fee to be billed to property owners on January 1, 2016. The initial amount suggested was \$90.00 per lot per annum but Joseph Polizzi felt that \$95.00 per lot per annum would be appropriate. At \$95.00 per lot per annum, based on historical collections, the association should collect approximately \$50,000 per annum. All special assessment collections are dedicated to Twin Harbors roads. Bill Belcher made a motion to approve the special assessment fee of \$95.00 per lot per annum. The motion was seconded and approved.

Chip Choate initiated a discussion to approve a vote on procedures for amending Twin Harbors deed restrictions. Prior to amending deed restrictions, the Texas legislature has mandated that each POA/HOA approve by a 2/3 majority the procedures by which deed restrictions may be amended. Paul Laverty made a motion to submit to property owners a vote on procedures for amending Twin Harbors deed restrictions. The motion was seconded and approved.

Joseph Polizzi reported to the board that the purchase of a new Kubota tractor has been finalized. The tractor features are 58 HP, 4 wheel drive, 6 foot shredder, box blade, and a front end loader.

Michael Farr initiated a discussion on the purchase of a storage building for the new tractor. Michael indicated that a new storage building has been quoted at \$4,000 and can be built on the cement slab at the rear of the clubhouse lot. Paul Laverty made a

motion to approve the purchase of the storage building. Nine (9) property owners in attendance, pledged a total of \$2,700 towards the purchase of the new storage building.

Paul Laverty requested that a discussion on the budget be deferred until the September board meeting.

Amy Casey initiated a discussion of approving a five (5) year future road plan for Twin Harbors. Amy provided a chart and documents describing the proposed future road plan. The five (5) road plan that was presented referenced for the year 2016 the rebuilding of 790 linear feet of Parkview, rebuilding 840 linear feet of Valleyview from Harbor Drive to Twin Magnolia Drive, and rebuilding Harbor Drive from Magnolia Drive to The Point for a total estimated cost of \$77,119. Chip Choate and Michael Farr felt that Parkview Drive and Valleyview Drive from Harbor Drive to Twin Magnolia Drive is in very good condition and does not need to be rebuilt in 2016, plus it is too early to determine if Twin Harbors will have sufficient cash available for the rebuilding of these roads in 2016. Amy Casey made a motion to approve the five (5) year road plan as presented. The motion was seconded and approved by a five (5) to two (2) vote. Michael Farr and Chip Choate voted against the five (5) year plan as presented because rebuilding Parkview and rebuilding Valleyview Drive are scheduled for 2016 in the five (5) year plan and there are other roads in Twin Harbors that are in very bad condition and need to receive attention much more quickly than Parkview and Valleyview Drive. Michael Farr and Chip Choate also felt that the board had not been presented with sufficient documentation (the 2016 budget has not been presented to the board) showing there would be sufficient funds available for the road work that has been arbitrarily scheduled for 2016. Amy Casey stated that scheduling Parkview and Valleyview Drive for 2016 was executing the strategy of turning over the primary roads to the County as quickly as possible, for the least amount of cost and to benefit the largest number of property owners. Delaying these roads would increase their cost and the total cost to turn all of our roads over to the county.

Paul Laverty initiated a discussion on the substitution of a permit fee schedule for certain actions which have the potential for damaging Twin Harbor roads. Joseph Polizzi appointed a committee to review and make recommendation to the board for a permit fee schedule that will also include fees for violating certain deed restrictions. The committee will report to the board at the September board meeting.

Joseph made the following announcements.

The next board meeting is scheduled for Saturday, September 12, 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 Twin Harbors swimming pool is open May 1st to September 30th, Tuesday through Sunday, from 10:00 AM to 9:00 PM. The pool is closed on Mondays, except holidays, for routine cleaning and maintenance.

The Aqua Nuts will clean and paint the swimming pool benches on October 1st and October 2nd. 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 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.

Michael Farr made a motion to adjourn. The motion was seconded and approved. The meeting was adjourned at 12:19 AM.

Respectfully submitted,

B. Milton (Chip) Choate
Secretary