



Twin Harbors Property Owners
Association, Inc. 274 Valleyview
Drive Onalaska, Texas 77360
(936) 646-2242
Info@twinharborsslakelivingston.com

**THE TWIN HARBORS PROPERTY OWNERS ASSOCIATION WILL
HOLD IT'S 2022 ANNUAL MEETING AT 10 a.m. ON SATURDAY
OCTOBER 15, 2022, IN THE GARLAND PAVILION, AT THE CITY OF
ONALASKA PARK, LOCATED AT 600 ONALASKA LOOP, ONALASKA,
TEXAS, 77360 (POLK COUNTY).**

AGENDA

1. **CALL TO ORDER AND WELCOME** - Joseph Polizzi, President
 - a. Prayer
 - b. Pledge of Allegiance
 - c. Roll Call

2. **MEETING GUIDELINES:** Steve Eckert - Parliamentarian

The following guidelines will apply during this annual meeting. Members who display inappropriate behavior will be asked to leave. A member may email questions to INFO@TWINHARBORSLAKELIVINGSTON.COM after the meeting. Please place "Meeting Question" in the subject line.

- a. Members have the right to speak and be heard. The speaker will be treated with respect.
- b. Members wishing to address the board during the Public Forum must sign up. The Board has the option to respond or not at this time. The Board will not take action on the item at today's meeting.
- c. Members are limited to 3 minutes when speaking during the Public Forum or when making comments during the meeting.
- d. Members will address the Board or others in attendance in a calm manner. Members will be cautioned if yelling or speaking over



Twin Harbors Property Owners
Association, Inc. 274 Valleyview
Drive Onalaska, Texas 77360
(936) 646-2242
Info@twinharborslakelivingston.com

others in attendance. If the Member continues to be out of order, they will be asked to leave the meeting.

- e. Members should raise their hand if they wish to address the Board on an agenda item being discussed and wait to be recognized. The Board will decide if it will open the floor to discussion.

3. PRESIDENT'S CORNER - Joseph Polizzi

- a. Yard Party tonight!
- b. Green for Green results
- c. [Recycling comes to Onalaska](#)
 - i. Tuesday, Friday, and Saturday hours
 - ii. See link for more information
- d. Recognition of 2021-2022 volunteers
- e. Remembering Chip Choate, past Board Member and Mayor
- f. Remembering Fred Alderman, past Board Member

4. APPROVAL OF MINUTES FROM 2021 ANNUAL MEETING - Joseph Polizzi

- a. Discussion as necessary
- b. Approval of motion.

5. CHANGE IN APPROVAL TIMING FOR THE MINUTES OF THE 2022 ANNUAL MEETING - Joseph Polizzi

- a. Discussion as necessary
- b. Approval of motion



Twin Harbors Property Owners
Association, Inc. 274 Valleyview
Drive Onalaska, Texas 77360
(936) 646-2242
Info@twinharborslakelivingston.com

6. INTRODUCTION OF GUEST SPEAKERS - Joseph Polizzi

- a. There are no guest speakers for this meeting..

**7. INTRODUCTION OF CURRENT AND NEW BOARD MEMBERS
AND OFFICE STAFF**

- a. Welcome to new Office Manager Ann Charanza
- b. Uncontested election in 2022
- c. Welcome to new Board Members Sandra Jaynes, Teresa Parks, John Danna, and Doug Lehr
- d. Recognition of outgoing Secretary Tim Campbell.

8. UNFINISHED BUSINESS FROM 2021 ANNUAL MEETING

- a. Nothing to report.

9. TREASURER'S REPORT - John Danna, Treasurer

- a. P&L, Balance Sheet, and other reports for the Fiscal Year (FY) ending August 31, 2022
- b. Proposed Budget for Fiscal Year 2023
 - i. Discussion and Approval

10.ROADS UPDATE - John Danna

- a. County vs. subdivision roads, and how funded
- b. Future outlook for road repair and construction



Twin Harbors Property Owners
Association, Inc. 274 Valleyview
Drive Onalaska, Texas 77360
(936) 646-2242
Info@twinharborslakelivingston.com

11. REPORT ON THPOA REPAIRS & IMPROVEMENTS - Don LeRouax,
Vice President and Deed Restrictions Officer

- a. Pool renovation
- b. Boat ramp repair
- c. Bulkhead repair
- d. Other notable repair and improvement activities

12. DEED RESTRICTION ACTIVITY SUMMARY - Teresa Parks, Asst.
Deed Restriction Officer

- a. Deed restriction complaint actions (letters sent to property owners)
- b. Responses and complaints outstanding

13. IT DIRECTOR'S REPORT - Bob Price, IT/Security Officer

- a. THPOA website update
- b. Other notable IT activities

14. FACILITIES MASTER PLAN - Doug Lehr, Asst. Treasurer

- a. Update and future activity

15. ARCHITECTURAL REVIEW AUTHORITY (ARA) REPORT - BB
Brown

- a. Introduction of ARA Committee members
- b. Recap of new home permits approved since October 2021
- c. Recap of remodeling permits approved since October 2021
- d. Fee matrix update



Twin Harbors Property Owners
Association, Inc. 274 Valleyview
Drive Onalaska, Texas 77360
(936) 646-2242
Info@twinharborslakelivingston.com

16. PUBLIC FORUM - Steve Eckert

Statements or questions can be made by any Twin Harbors property owner. Public Forum allows property owners to comment on AGENDA ITEMS ONLY and shall be limited to a maximum of three (3) minutes to make their remarks. Comments, statements, or lists of questions that require more than three (3) minutes must be submitted in writing to the Board. That document will become part of the record of the meeting minutes. A member may yield up to three (3) minutes speaking time only to another member speaking later (yielding forward).

The maximum time allotted for Public Forum is thirty (30) minutes. This board will not discuss, deliberate, or take action on any item or topic not listed in the agenda. The board reserves the right to move comments requesting action or deliberation to a future meeting to be placed on the agenda under UNFINISHED BUSINESS, NEW BUSINESS, or ACTION ITEMS with the board's approval or, if needed, added as a separate agenda item for discussion and action to a future meeting agenda.

Lastly, Board activities have nothing to do with social media sites such as Facebook (FB). The THPOA does not endorse any social media sites. The THPOA does not have an official social media site. The THPOA Board cannot control what others say on social media sites. Comments regarding the content on social media sites will not be allowed and will not be included in the meeting minutes.

17. ANNOUNCEMENT OF 2023 ANNUAL MEETING - Joseph Polizzi

- a. The 2023 annual meeting will be held Saturday, October 14, 2023



Twin Harbors Property Owners
Association, Inc. 274 Valleyview
Drive Onalaska, Texas 77360
(936) 646-2242
Info@twinharborslakelivingston.com

18. 15 MINUTE BREAK

19. ADJOURNMENT OF BOARD TO EXECUTIVE SESSION

- a. The Board will meet to elect Officers in Executive Session
- b. POA members are welcome to respectfully observe this process in silence

20. ANNOUNCEMENT OF 2022-2023 THPOA OFFICERS

21. ADJOURNMENT OF MEETING