



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

**THE TWIN HARBORS PROPERTY OWNER'S ASSOCIATION, INC.
MAY MONTHLY MEETING WILL BE HELD AT 8:30 A.M.,
SATURDAY MAY 13, 2023, AT THE TWIN HARBORS PAVILION
274 VALLEYVIEW DRIVE, ONALASKA, TEXAS 77360**

AGENDA

1. CALL TO ORDER: Joseph Polizzi -

- Prayer
- Pledge of Allegiance
- Roll Call

2. MEETING GUIDELINES: Steve Eckert - Parliamentarian

The following guidelines will be followed during this meeting. Members who get disruptive will be asked to leave. You may submit questions after the meeting by emailing them to INFO@TWINHARBORSLAKELIVINGSTON.COM and placing "Meeting Question" in the subject line.

- Please silence all cell phones. Turn them off or set them to vibrate.
- Members have the right to speak and be heard, and be treated respectfully.
- 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.
- Members are limited to 3 minutes when speaking during the Public Forum or when making comments during the meeting.
- Members will address the Board or others in attendance calmly. Members will be cautioned if yelling or speaking over others in attendance. If the Member continues to be out of order, they will be asked to leave the meeting.
- Members should raise their hand if they wish to address the Board on a specific 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

- Road update – work done on Parkview and Lakefront
- Road base purchase
- Increase in Insurance policy premium



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4. **GUESTS AND GUEST SPEAKER** - Joseph Polizzi

- Guests – none scheduled at this time

5. **UNFINISHED BUSINESS** - Joseph Polizzi

6. **PUBLIC FORUM** – Steve Eckert

Presentations are made by Twin Harbors property owners or a representative of a property owner. Public Forum allows property owners or their representatives a maximum of three (3) minutes to comment on agenda items.

To manage meeting duration, no member or representative may yield to another speaker.

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

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.

7. **CONSENT AGENDA ITEMS**

- Meeting Minutes – Discuss and take action - THPOA Secretary
 - April Regular monthly meeting minutes
- Financial Statements – Discuss and take action - THPOA Treasurer
 - April financial statements
- Other financial items – Discuss and take action - THPOA Treasurer
 - RFQ for THPOA mowing contract
 - 2023 special assessment statistics
 - Update on office manager and drop boxes at gate

8. **CORRESPONDENCE REVIEW:** THPOA Secretary

- Questions about when pool will open



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- Two volunteers for Deed Restriction committee
- Issues about fob for pool
- Questions about road repair

9. COMPLAINTS: - THPOA Complaints Officer – Teresa Parks

- Any questions or complaints please email to info@twinharborspoa.com

10. ROADS MASTER PLAN UPDATE: Pat Casey

11. CLUBHOUSE AND POOL: Steve Eckert

- Issues with fob
- Volunteers for closing pool, Aquanuts will open beginning Memorial Day
- Pool policy regarding supervision of children.

12. IT UPDATE: Bob Price, IT/Security Officer

- Update - new website
- New voicemail system

13. ARCHITECTURAL REVIEW AUTHORITY (ARA) - 1st Architect.

- Homeowners – Please use drop box at the office or email ARA@Twinharborspoa.com
- Discuss and take action on revised 'Twin Harbors Building Permit Application' to include additional language regarding port-a-potties trash containers, silt fencing, and ground cover.

14. COMMITTEE UPDATES – with the following exceptions, committee updates will be done quarterly beginning in April.

- Welcome – Delivered basket to Kovach family in section 3 and Tilton family in section 1. All delivered that we know about.

18. NEW BUSINESS - Verbal summary by Secretary

19. SUMMARIZE ACTION ITEMS –

20. ADJOURN