

TWIN SHORES BEACH & MARINA, INC.
ANNUAL SHAREHOLDERS MEETING
March 23, 2013
Draft minutes

CALL TO ORDER-Victoria Van Meier:

The meeting was called to order at 10:00 a.m. by Victoria Van Meier, President of the Board of Directors, in the Twin Shores Beach & Marina Clubhouse, Longboat Key, FL.

PLEDGE OF ALLEGIANCE:

Moment of Silence was observed for Pete Dolan

ROLL CALL-DETERMINATION OF A QUORUM-Linda Huber, Secretary:

Certification of Proxies and Call for Ballots: Linda Huber read the list of Shareholders to determine a quorum whether present in person or by proxy. There were 74 shareholders present either in person or by proxy establishing a quorum. Also in attendance was Shane Raniere from Progressive Community Management.

APPOINTMENT OF ELECTION INSPECTORS: Barbara Ann Manning, Paul Stewart & Patricia Kelly accepted appointment as election inspectors.

READING OF THE MINUTES-APPROVAL OF MINUTES: Linda Huber, Secretary

A **motion** was made by Janet Delande and seconded by Pat Novi to approve minutes from 2012 Annual Shareholders Meeting from March 24, 2012. All those present voted in favor of the motion. ***Motion passed.***

Linda Huber Introduced Shane Raniere, the community manager. Also, the two new owners stood up and introduced themselves: Carol Beth Cotner (Beth) and John M. Alogna (Jack) Villas #102, 104, 106, 108 and the South side and Elmina (Mina) Taylor #44.

TREASURER'S REPORT AND APPROVAL OF BUDGET-Mercy (Mandy) Brewer, Treasurer: (see attached report).

A **motion** was made by Charles Craig and seconded by Frank Magdic to accept the Treasurer's Report.

All those present voted in favor of the motion. ***Motion passed.***

BUDGET: A **motion** was made by Fred Huber and seconded by John Brewer to approve the proposed 2013 – 2014 budget. A discussion was had by the owners. A shareholder questioned the insurance on the south building. All those present voted in favor of the motion. ***Motion passed.***

PRESIDENT'S REPORT-Victoria Van Meier: (see attached report).

PCM REPORT-Shane Raniere: Special thanks were given to Vickie Van Meier who worked so hard with me to bring me up to speed on the property. The Management Company worked with Vickie Van Meier and Mandy Brewer to develop delinquency letters sent to owners over the past year.

MAINTENANCE REPORT-Victoria Van Meier: (see attached report)

PARKING REPORT-Robert Martin:

All association owned car spaces are rented through March 2014 except for one(1). Three people are on the waiting list – 2 shareholders and 1 tenant.

Car spaces on the south side of the Clubhouse will be rearranged to accomodate the four spaces needed for the Southside Villas. Rearrangement will have minimum impact on the shareholders currently parked on the south side. This will be completed in April.

Arrangements have been made to allow the SUV parked in front of the Duplex to park the vehicle in space 9 (behind the front dumpster)

COMMITTEE REPORTS

Financial: M. Patricia Novi:

April 9, 2012: started to discuss paying extra monies on the principal of Construction Loan; suggested \$30,000.

April 17, 2012: after further information reduced the recommendation to \$25,000.

Nov. 12, 2012 to Jan. 15, 2013: started a process to secure a modification to our present loan. Invited Florida Shores Vice President to meet with the Finance Committee to suggest possible action to pay off loan balance.

Jan. 15, 2013: Recommended to pay \$70,000 on loan from checking account. Secured a modification at the rate of 3.875% for 36 months. \$125 assessment will stay the same for that term. Monthly payment will be \$10,090.24.

Jan. & Feb., 2013: worked on Budget for April1, 2013 to March 31, 2014. Finished Budget March 3, 2013.

Beautification: Nancy Martin:

The flowers did well this year. Thanks again to Dotty and Al VanIten for donating the flowers by the Office. We are currently waiting for Arrow Fence to install a fence in the back of the garden by the refuse center. Thanks to Gail and Con Batt for donating the fencing material for the garden.

Marina: Gary Bruce, Dock Master: Slips are all full. We have received contracts from nine slip holders thus far. We still need to do some work on the docks. I hope to have 3 docks refaced this year, if time allows. There was a new roof installed on the south boat house. The North Boat house has opened up completely. With the sale of the Villas, they received 4 boat slips for 1 year. – slips assigned are 1, 5, 8 and boat house 1. We have raised non-owner rates by \$200.00 per slip in the coming fiscal year. Currently 9 slips are paid for April 1, 2013 through March 31, 2014.

I am concerned that the developers of the South side Villas will close off auto access to the marina.

Storage: Nancy Martin: 15 units rented thus far 13 large @ \$100/year, 2 small @ \$50/year. One left available. Annual Income so far is \$1400.

Website-Mandy Brewer: (see attached report).

Rules & Regulations-Stephen Koerner: (see attached report)

Rentals: Joan Fulchino: The members of the Rental Committee formally disband the said committee – Joan Fulchino, Nancy Martin, Pat Novi and John Brewer. Joan and Nancy will run a Rental Meeting next January to address any concerns. Joan spoke about what is covered at the renters meeting.

Long range planning committee- Mandy Brewer: (see attached report).

Vickie Van Meier extended thanks on behalf of the Board to all committee members and committee chairs for all their work.

WAIVER OF RESERVE- Victoria Van Meier:

Linda Huber reported that 49 votes were needed to reach quorum. 62 votes to waive reserves were received.

WAIVER OF FORMAL AUDIT-Stephen Koerner: Stated that the association has always waived.

A **motion** to waive the formal audit was made by Mario Novi and seconded by Dick Secor. All those present voted in favor of the motion. ***Motion passed.***

OLD BUSINESS-Victoria Van Meier: NONE

NEW BUSINESS-Victoria Van Meier:

Shareholder questioned the maintenance of some of the outbuildings. The maintenance of the Outbuildings is the responsibility of the shareholders who own that building

Shareholder asked if the 5 year plan has been distributed. The Board reported it has not. It is scheduled to go out around the April Board of Directors Meeting.

Shareholder asked if there has been a lot of interest in kayak storage. The Board reported that there has been discussion on the matter.

Shareholder asked if there has been some consideration to turning the North Boathouse into a kayak and other device storage facility. The Board stated it had not been discussed before.

The Shareholders wanted to give special thanks for all the hard work Vickie Van Meier has done for the property during the last 6 years.

Shareholder gave thanks to Charles Craig, stating that behind every good woman is a good man.

ELECTION RESULTS: Victoria Van Meier

Four Candidates for three positions: The candidates were: Mandy Brewer, Steve Koerner, Pat Novi and Bill Tow. The new Board Members are Mandy Brewer, Steve Koerner and Pat Novi.

FOR THE GOOD AND WELFARE OF THE COMMUNITY: No comments

ADJOURNMENT-Victoria Van Meier:

There being no further business before the Board a **motion** was made by Charles Craig and seconded by John Brewer to adjourn the meeting. The meeting was adjourned at 11:18 a.m.

Respectfully submitted,
Shane Raniere, Community Manager
SR/kd
Edited by Secretary Linda Huber

TWIN SHORES BEACH & MARINA, INC.
ORGANIZATION BOARD OF DIRECTORS MEETING
March 23, 2013

CALL TO ORDER:

The meeting was called to order at 11:24 am by Shane Raniere in the Twin Shores Beach & Marina Clubhouse, Longboat Key, FL.

APPOINTMENT OF OFFICERS:

PRESIDENT: Gary Bruce nominated Steve Koerner to be President.

Seconded by Mandy Brewer. All present voted in favor.

VICE PRESIDENT: Mandy Brewer nominated Robert Martin to be Vice President.

Seconded by Elaine Rufener. All present voted in favor.

SECRETARY: Elaine Rufener nominated Linda Huber to be Secretary. Mandy Brewer seconded. All present voted in favor.

TREASURER: Elaine Rufener nominated Mercy (Mandy) Brewer to be Treasurer. Steve Koerner seconded. All present voted in favor.

Mandy Brewer made a motion to allow Bill Sutton to be the sole signer of checks. Pat Novi seconded. ***The motion passed unanimously.***

Mandy Brewer will be the point person for the check register for bills.

John Balerna and Vickie VanMeier will be the off season contact people for PCM.

During season, Steve Koerner will be the contact person.

Pat Novi will be in charge of maintenance.

Bob Martin and Gary Bruce will share the duties of parking and the marina.

NEXT MEETING DATE:

The next Board of Directors' meeting is scheduled for April 17, 2013.

ADJOURNMENT:

Bob Martin made a motion to adjourn.

Respectfully submitted,
Shane Raniere, Community Manager
SR/kd