

**Twin Shores Beach & Marina Inc.
Board of Directors Meeting
April 16, 2014 at 9:00 AM
Twin Shores Recreation Hall**

Moment of Silence for Betty Richards

Public Expression Regarding Agenda Items:

Question regarding the status of the development of the South Villa Building.

Call to Order: Steve Koerner Called the meeting to order at 9:06am

Roll Call: Robert Martin; Present in person were Steve Koerner, Robert Martin, Mercy (Mandy) Brewer, Pat Novi, Gary Bruce, Mark Thomas & Joan Fulchino. Also present was Shane Raniere representing Progressive Community Management.

Reading of Minutes – A *motion* made to waive the reading of the minutes from the March 2014 Board Meeting . All members present voted in favor. *Motion passed unanimously.*

Approval of Minutes – A *motion* by by Gary Bruce and seconded by Joan Fulchino to approve the March 2014 Board Meeting Minutes. All members present voted in favor. *Motion passed unanimously.*

Treasurer's Report: Mandy Brewer, Treasurer: See Attached.

Correspondence: Robert Martin: None

Progressive Community Management Report: Shane Raniere: Community Association Manager reported that he inspected the property and the water pumps with a member of the maintenance and the infrastructure committee. It was noted that many of the shareholders have completed the work requested in the letters sent out by the Association. Several owners asked for and have been granted extensions to complete work.

Maintenance Report: Pat Novi: See attached

Parking Report: Joan Fulchino: Joan thanked Bob for his efforts in the past. The Board requested that the owner of unit 81 remove the temporary handicap ramp. The owner requested if it could be kept. A discussion was had by the Board. the Board stated the ramp will be allowed until it is no longer needed.

Committee Reports:

Finance: No report.

Infrastructure: Phil Wyss met with the plumber again to finalize the proposed plan of action regarding the sewer lines. We anticipate having a bid shortly. A discussion was had by the Board.

Fining Committee: Stever Koerner spoke on behalf of Vickie Van Meier. The Board established a fining committee comprised of three shareholders. They, not the Board have the right to impose fines. They will be meeting to discuss and rule on any outstanding violations.

Beautification : Nancy Martin: See attached.

55 **Marina:** Mark Thomas, Dock Master: 15 slips are occupied and 7 are available. We are still
56 waiting on payments for four of the occupied slips.
57

58 **Slip:** A discussion was had by the Board. Discussion was had regarding the rights of a person
59 renting a unit in the park also renting a boat slip. A ***motion*** was made by Mark Thomas and seconded
60 by Joan Fulchino to waive the two week charge for the Chapin slip. In Favor, Mark Thomas and Gary
61 Bruce. Opposed. Mandy Brewer, Pat Novi, Steve Koerner, Joan Fulchino & Robert Martin. ***Motion***
62 ***Failed.***

63 **Storage:** Nancy Martin: See attached.
64

65 **Rental:** Penny Koerner: No report.
66

67 **Social committee:** A Discussion was regarding the potential replacement of the 42" tables in
68 the Recreation Hall.
69

70 **Old Business:**

71 **Maintenance of Individual Units:** No report.
72

73 **Roof:** Laundry Room: Tim came back and made a couple of minor repairs. Only damaged
74 ceiling tile were replaced.
75

76 **Tiki Hut:** Committee Report & Requests: Work on the tiki hut roof began yesterday.
77

78 **Beach Chairs:** The Board will table the request to purchase new chairs until the Fall in order to
79 have a better understanding of Park finances after the sewer renovation project is complete.

80 **Wireless :** Clubhouse: No report.
81

82 **New Business:**

83 **Rental & Sales:** See Attached. A ***motion*** was made by Robert Martin and seconded by Gary
84 Bruce to approve said rentals. ***Motion passed unanimously.***

85 **Work to be done by shareholders.** See attached.

86 A discussion was had regarding the potential interference of a rental parking space requested by unit 58.

87 A ***motion*** was made by Robert Martin and seconded by Pat Novi to approve Unit 75 request. ***Motion***
88 ***passed unanimously.***

89 **Kitchen Ovens** – fix now or in the Fall, or replace: A discussion was had by the Board. The
90 Board will table this until the Fall.

91 **Unit 21 Sale Price & Rental:** The renter has transferred her rental to unit 51. This unit is still
92 for sale. Realtor has recommended that, if we need to sell the unit, reduce the price to \$69,900 and to go
93 no lower than \$64,900. A discussion was had by the Board. The Board will, at this time stay at the
94 current asking price.

95 **Early Termination of 51 unit Rental:** Former tenant of this unit asked to be let out of his lease
96 two months early. Due to his extenuating circumstances, he asked the board to waive the early
97 termination aspect of his clause. A discussion was had by the Board. A ***motion*** was made by Gary Bruce
98 and seconded by Pat Novi to accept the early termination. ***Motion passed unanimously.***

99 **New Lease of Unit 51:** The former tenant of unit 21 has signed a lease for unit 51.

100
101
102
103 **For the good and welfare of the community:**

104 John Brewer. Requested that the maintenance report include the names of the volunteers.

105 Nancy Martin: Felt that the park should do away with summer rentals of the Boat Docks.

106 Nancy Martin: Felt that Increasing the parking spot rental price could decrease the number of 2nd
107 cars in the park.

108 Pat Horton: Questioned the Board regarding the status of the fence bordering our park and Beach
109 Harbor.

110 Bob Martin: Recommended that if the Finance committee is going to be looking at the Boat slip
111 prices, they also need to review the parking space prices.

112 Nancy Martin: Requested that the Board put an agenda item on a future Board Meeting
113 concerning the removal of the poles by the kayak station.

114 Nancy Martin: Requested clarification of the responsibility of the mulch purchase and installation
115 in front of the Villas.

116 Gary Bruce: The latest legal interpretation on Permits by the Town of Longboat Key: Only
117 contractors can pull permits.

118 Janet Delande: Beach Harbor did not trim all of their palm trees. Some of those left untrimmed
119 are touching electric poles.

120 Nancy Martin: Betty Saylor said that an electric pole is leaning up against her unit.

121 Nancy Martin: Tim is going to try to fix the leak on the roof. What is the process of getting the
122 shareholders who own part of the out building to pay for the roof repairs?

123 Pat Novi: Boat Houses. There was talk about having them resided or painted. They are in a state
124 of disrepair and may prevent the installation of siding.

125 **Adjournment:** A *motion* was made by Gary Bruce and seconded by Robert Martin to adjourn. *Motion*
126 *passed unanimously.* Adjourned at 10:47am.

127
128 Respectfully submitted by:

129
130 Shane Raniere

TWIN SHORES BEACH AND MARINA, INC.
MONTHLY TREASURER'S REPORT
April 16, 2014

Date of Accounts: March 31, 2014

Operating account:_____ \$	\$ 66,166.58
Money Market_____ \$	\$ 80,470.60
Petty Cash_____ \$	\$ 91.89
Special Assessment_____ \$	\$ 14,703.98

TOTAL.....\$161,433.05

Loan Balance on Special Assessment 3/21/14.....\$213,331.23

Villa Reserve Account : 3/31/2014.....\$13,646.76

1. As of April 14, 2014 there is a total of \$18,719.00 due in HO's fees, Special Assessment, Late Fees and Administrative fees from 24 Shareholders. This includes \$2,000.00 in fines due from two shareholders. The coupon books were late in arriving from the publisher and as a result many Shareholders waited to pay their dues until they received their coupon books. There will be no late fees for the April HOA and Special Assessment due to Shareholders not receiving their coupon books prior to payment date. All April dues including special assessment must be in by the April 30st or late fees will be assessed.

2. A number of Shareholders did make prepayments to their accounts in the amount of \$7,793.16.

2. Rental applications will not be approved for owners with past due fees. The Management Company charges an administrative fee of \$10 per bill. In addition, late fees are \$25 .

Mandy Brewer

Treasurer, Twin Shores Beach and Marina

April
Maint
Report

have been completed this last month.

1. A newer air conditioner has been installed in the office.

2. New material has replaced the old rotten wood on the east and west side of the shuffle board courts. The work was done by a volunteer.

3. Work has been started on the tiki hut. The roof is being repaired and a Committee has been formed to upgrade the huts appearance.

4. We are still having a number of sewer & plumbing problems to be addressed in several areas.

Thank you to all the shareholders who have painted and washed their units. A number of other items have been taken care of that has made Twin Shores a more attractive community to live in.

M P Novi
Chair

Beautification

We have had a very successful year as stated in my annual report. So much effort was given by beautification members, painting volunteers, Stone landscapers, and mulching + shell done by Bluecreek. We will be putting the pots away this week and Charles has volunteered to water the pots by the Club house. Thanks so much & looking forward to next season.
Nancy Martin

Storage -

We only have one unit left to rent. Our storage fees are all paid. Total income \$1800. A master list will be in the storage folder and one also will be given to Shane L.

Thanks,
Nancy Martin

Board Approval – Rental & Sales

Rental:

1. #7 Beoddy & Smentowski to Edward Webster & Anne Timmins Nov. 1, 2014 – April 30, 2015
2. #25 Atkinson to Stephen Richer Jan. 1, 2015 – March 1, 2015
3. #51 Association to Marilyn V. Anderson May 1, 2014 – April 30, 2016
4. #123 Cornuke to Michael & Wendy Goldstein July 1, 2014 – June 30, 2015

Sales:

1. #82 Antoinette Fiumos & John W. Fiumos to Arnold K. Smolen & Antoinette Fiumos, as trustees of the Smolen/Fiumos Trust
Need clear copy of proof of age for Arnold K. Smolen; need signature of Antoinette Fiumos as seller on application to purchase; no interview scheduled to date

Already Approved

1. #54 John & Jean Ashley to Rick & Jane (Ashley) Reisterer

Approved April 2, 2014

Note: Application on hold- no formal contract has been signed

Board Approval – Work to be done by Shareholder

1. #58 Tew
Request permission to install pavers on the parking area. The pavers will be similar to Brewer's and Craig's. A small area will be left for landscaping. Also want to install a 6' white vinyl fence with lattice on the top (sold at Home Depot) on the north side of the parking area next to the carport of Unit 60.
2. #75 Lawson
Painted the exterior of Unit 75 as required in violation letter from management company.