

**TWIN SHORES BEACH AND MARINA, INC.**  
**MONTHLY DIRECTORS REPORT**  
**TREASURER, Mandy Brewer**  
**March 21, 2012**

Date of accounts: \_\_\_\_\_ February 29, 2012

Operating account: _____	\$105,028.98
Money Market _____	\$79,750.70
Petty Cash _____	\$ 160.29
Special Assessment _____	\$17,034.65
<b>TOTAL _____</b>	<b>\$201,974.62</b>

Loan Balance _____	\$1,455,643.11
Villa Reserve Account : _____	\$7,569.82

**DELINQUENT: 6 units in HO's this qt. in the amount of \$3,322 and 8 units in Special Assessment in the amount of \$1,823 with a total of \$5,145.20 owed in Homeowners Fees and special assessments.**

**PREPAYMENTS: There is a total of \$3,195 in pre payments.**

- 1. Request \$1396 to be moved from Special Assessment to principal payment for loan for March.**
- 2. Request that after all financials are completed for fiscal year 2011-2012, we determine how much to move from operating account to Villa Loan account to pay off additional principal. Amount shall not exceed \$50,000 .**
- 3. AFTER APRIL 1<sup>ST</sup> ALL SPECIAL ASSESSMENT PAYMENTS SHALL BE CONSIDERED DELINQUENT IF RECEIVED AFTER THE 10<sup>TH</sup> OF THE MONTH AND SHALL HAVE A \$25 LATE FEE ASSESSED. IF YOU PAY WITH AN AUTOMATIC BANK WITHDRAWAL, BE SURE THE DATE OF WITHDRAWAL IS EARLY ENOUGH TO AVOID A LATE PAYMENT.**
- 4. New coupons will be available at Shareholder's meeting. Be sure to send your Homeowners and Special Assessment payment in separate checks and marked with your unit number and account number and include your coupon for each.**

#### Maintenance Report:

In the past month Rich Wierengo and Mario Novi built a few more storage units, fixed a screen in the maintenance building, built a stand for our entertainment center in the clubhouse, and with Jack Brinniger's help replaced some steps going upstairs of the maintenance building. Again, we are very grateful for our volunteers. We also had good helpers with moving and setting up our entertainment center.

John Balerna has been working on quotes for the south boat house. The quote isn't confirmed yet, but is in the area of \$8,650.00 to \$10,000.00 with aluminum fascia. We need to discuss and vote on this.

Although John Balerna will not be on the board he will be happy to follow through with this project and other projects that he has started and get the information to me and we certainly appreciate that. One project he is involved in now is getting our plumber to use his camera under unit #80 to see if we can shut off or reroute some pipes. These pipes are galvanized and have sprung leaks two years in a row. Unfortunately we will be seeing more and more of this and that is why we ask shareholders to be on the lookout for leaks in their area.

I did get a quote for the maintenance building from the painter we used for the clubhouse and office. The quote is to pressure wash, primer and paint the whole building including the deck and steps for \$4450.00. I discussed with him the fact that the south side above the garage door doesn't hold paint well and it said "with a good primer it will." He also told me of a few spots where the wood should be repaired.

In the past month it cost the association \$435.00 to get Rooter Rooter in to unclog sewer lines near and around rental units and units that let friends and relatives use their unit. Somehow we need to get more education or mandatory meeting for landlords and/or renters.

#### Committees:

Committees have been posted. Paul Stewart was added to the Sales Committee. Charles Craig was added to the Marina as an alternate. An Architecture Review committee was added consisting of Pat Novi and John Balerna. Rules and Regulations committee consists of Steve Koerner Chair, Elaine Rufener, Gary Bruce, Steve Chapin and Mandy Brewer. The Finance Committee was in the middle of the budget for the 2012-2013 fiscal year so no new members were added, but alternates are Steve Chapin and Barbara Bruce. We will revisit the committees next **November** so if you want to be on a committee or resign from a committee let Linda Huber know in the **next 6 months**.

One Time Principal Payment: Again we will revisit this at the end of our fiscal year to see if we can afford to pay on the principle of our loan and the amount.

Clubhouse Lighting: I did check with our electrician about new lighting in the clubhouse. If we went with can lighting it would take about 30 and they would be exposed and ugly. We could possibly go with fluorescent lights, but it would take a lot of work and again

expense so we don't think it is feasible at this time and at a later date we can think about this again when we may have a detailed plan. Vickie

Email – Special meetings, workshops, changes time/date of meetings: Several shareholders who do not live in the park said they would appreciate an e-mail telling them of committee meetings, special meetings and remind them of board meetings. Check the web site for updates.

Social Committee - Renters It would be a good idea for the Social Committee to put together a list of things that shareholders and/or renters should know about putting on a party or event such as looking in the book for ideas, having a budget, turning in receipts, writing a report of amounts and details of the party or event and things of this nature.

Shuffleboard Lights: It was suggested we get better lighting on the shuffle board courts since we lost the ones that were on the car port and John Balerna did ask our electrician for a quote and we will get back to you on that at the next board meeting.

Fireplace: A few times during events the fireplace wasn't able to be lit. Since we won't need it now until maybe fall, we will have it looked at then. I did look at the last repair order for the fireplace and it appears they fixed a gas leak, but it said nothing of replacing a coupler so that could be the problem.

March 21, 2012

Sales and Marketing Committee Report

A Meeting of the committee was held to review the terms of the contract dated March 11, 2012, on Villa Unit 108 for \$275,000.

The offer included furniture with some personal items being excluded.

Close date was April 11, 2012 and buyer was to pay all cash with an option of obtaining financing. Prior to the committee meeting, Mandy Brewer, Steve Koerner and John Brewer met with the real estate company to review the terms of the contract on 108. Attending the committee meeting were John Balerna, Paul Stewart, Penny Koerner, Pat Novi and John Brewer. Members were polled on the price...John Balerna felt we should ask for more....there was a long discussion on how the lien from the bank could be handled concerning 108. Committee recommended acceptance of price and terms and that Steve, Penny and John meet with Korp for addendum to contract with special language concerning the coop structure.

Penny Koerner, Steve Koerner and I met with Bill Korp for 1 hour to discuss contract and the preparation of an addendum with language appropriate to the coop structure. We subsequently were notified the buyer had to withdraw the contract based on their inability to proceed due to financial problems due to the construction relating to their current residence. I instructed Bill Korp not to proceed with the addendum; however, it was decided to call him back and ask him to proceed with addendum language which we could use with any future contract we may receive. I put in a request to Randy Langley, Broker/Owner of Barrier Island Realty for a meeting to discuss the listing which is upcoming for renewal. We need his input going forward. Volunteers are needed for Sat open houses starting this Saturday, March 24 from 12 noon to 2:00 and 2:00 to 4:00 PM. A sign up list is posted on the bulletin board. In addition, we want to explore information on the new owners of Barrier Island Realty, as it is in the process of being sold. We have another buyer who is working with Jesse of Barrier Island Realty and he has suggested we do a reverse contract on a unit wherein we execute a contract at a specific price and have that contract presented to the buyers. Bill Korp is to provide us the contract addendum language on Wednesday, March 21 and we will provide that information to our Realtor. The committee will meet March 23 at 4 PM to structure the contract offer for the buyers.

Respectfully submitted,

John Brewer, Chairman

**TWIN SHORES BEACH AND MARINA**  
**WEB SITE COMMITTEE**

Mandy Brewer and Steve Koerner

To date we have received 24 responses to last months' request for email consent and email addresses. We still would like to receive the responses so that all those with emails can receive information electronically, if they wish.

We would like to post the minutes on our secure page through the internet and hopefully we will start with this months' minutes.. For reference everyone can have the following addresses for ease of access.

Email site for the office; [twinshoresbeach@comcast.net](mailto:twinshoresbeach@comcast.net)

Web site for access to all info on Twin Shore meeting, calendar, social events and minutes.

WEB SITE                      [twinshoreslbk.us](http://twinshoreslbk.us)

Secure page within Web site:      Login: Shareholder

Must Cap. TS

Password: TS3740 ( for Twin Shores and address)

We hope more people will respond with their email addresses.

## Board Approval – Rental & Sales

### Rental:

1. #1 Richard to Al & Dottie Van Iten Jan. 1, 2012 – Dec. 31, 2012  
Needs tenant signature, incorrect owner's signature, old form  
Approved pending obtaining needed information
2. #9 Richard to Albert Tripodi April 10, 2011 – April 10, 2012  
Needs owner signature – Approved pending obtaining signature
3. #7 Beoddy & Smentowski to Sharon Foster & Lois Elms Jan. 1, 2013 – April 30, 2013
4. #85 Durand to Ken & Joyce Dudley Jan. 1, 2013 – April 1, 2013
5. #123 Cornuke to Bill & Kathy Pritts Jan. 1, 2013 – Feb. 28, 2013
  
- 5.. #77 Kaufman to Sam Sybesma Jan. 1, 2013 – July 15, 2013  
Needs current form & owner's signature- form & signature received – application complete

### Sales:

#69 Hansen & Skowronski to Lorraine Boyington - Board approved 3/19/12

## Board Approval – Work to be done by Shareholder

1. Secor #11  
Request permission to replace 9 windows – has applied for permit
2. Crosthwait (Huston) #17  
Request permission to repaint the unit a light blue. The color swatch will be sent for approval.  
Randy Dearwester will be doing the painting, probably early April.
3. Boyington #69  
Subject to closing on March 30, 2012, request permission to install garbage disposal and connections for a washer and dryer during the 1<sup>st</sup> or 2<sup>nd</sup>. week of April. A licensed plumber and electrician will be hired and all needed permits will be obtained.

# Florida Statutes

## The Cooperative Act

2011  
legislative  
session

719.108(10)

(10)(a) If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all monetary obligations of the unit owner related to the unit have been paid in full to the association. The tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit.

1. The association must provide the tenant a notice, by hand delivery or United States mail, in substantially the following form:

Pursuant to section 719.108(10), Florida Statutes, we demand that you make your rent payments directly to the cooperative association and continue doing so until the association notifies you otherwise.

Payment due the cooperative association may be in the same form as you paid your landlord and must be sent by United States mail or hand delivery to (full address) , payable to (name) .

Your obligation to pay your rent to the association begins immediately, unless you have already paid rent to your landlord for the current period before receiving this notice. In that case, you must provide the association written proof of your payment within 14 days after receiving this notice and your obligation to pay rent to the association would then begin with the next rental period.

Pursuant to section 719.108(10), Florida Statutes, your payment of rent to the association gives you complete immunity from any claim for the rent by your landlord.

2. The association must mail written notice to the unit owner of the association's demand that the tenant make payments to the association.

3. The association shall, upon request, provide the tenant with written receipts for payments made.

4. A tenant is immune from any claim by the landlord or unit owner related to the rent timely paid to the association after the association has made written demand.

(b) If the tenant paid rent to the landlord or unit owner for a given rental period before receiving the demand from the association and provides written evidence to the association of having paid the rent within 14 days after receiving the demand, the tenant shall begin making rental payments to the association for the following rental period and shall continue making rental payments to the association to be credited against the monetary obligations of the unit owner until the association releases the tenant or the tenant discontinues tenancy in the unit.

(c) The liability of the tenant may not exceed the amount due from the tenant to the tenant's landlord. The tenant's landlord shall provide the tenant a credit against rents due to the landlord in the amount of moneys paid to the association.

(3) The association may levy reasonable fines for failure of the unit owner or the unit's occupant, licensee, or invitee to comply with any provision of the cooperative documents or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

(a) An association may suspend, for a reasonable period of time, the right of a unit owner, or a unit owner's tenant, guest, or invitee, to use the common elements, common facilities, or any other association property for failure to comply with any provision of the cooperative documents or reasonable rules of the association.

(b) A fine or suspension may not be imposed except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, the unit's licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine or suspension, it may not be imposed.

(4) If a unit owner is more than 90 days delinquent in paying a monetary obligation due to the association, the association may suspend the right of the unit owner or the unit's occupant, licensee, or invitee to use common elements, common facilities, or any other association property until the monetary obligation is paid in full. This subsection does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators. The notice and hearing requirements under subsection (3) do not apply to suspensions imposed under this subsection.

(5) An association may suspend the voting rights of a unit or member due to nonpayment of any monetary obligation due to the association which is more than 90 days delinquent. A voting interest or consent right allocated to a unit or member which has been suspended by the association may not be counted towards the total number of voting interests for any purpose, including, but not limited to, the number of voting interests necessary to constitute a quorum, the number of voting interests required to conduct an election, or the number of voting interests required to approve an action under this chapter or pursuant to the cooperative documents, articles of incorporation, or bylaws. The suspension ends upon full payment of all obligations currently due or overdue the association. The notice and hearing requirements under subsection (3) do not apply to a suspension imposed under this subsection.

(6) All suspensions imposed pursuant to subsection (4) or subsection (5) must be approved at a properly noticed board meeting. Upon approval, the association must notify the unit owner and, if applicable, the unit's occupant, licensee, or invitee by mail or hand delivery. History.—s. 2, ch. 76-222; s. 1, ch. 77-174; s. 28, ch. 86-175; s. 6, ch. 87-117; s. 27, ch. 92-49; s. 882, ch. 97-102; s. 15, ch. 2003-14; s. 15, ch. 2011-196.