

TWIN SHORES BEACH & MARINA, INC.
EMERGENCY BOARD OF DIRECTORS MEETING
CONFERENCE CALL - DECEMBER 13, 2013

Purpose: To decide a course of action to deal with the situation caused by the conduct of a non shareholder.

Roll Call: Linda Huber, Secretary, called the roll. Present were Stephen Koerner, Linda Huber, Mercy (Mandy) Brewer, Gary Bruce, M. Patricia Novi and Elaine Rufener. Robert Martin was absent. Also present were Shane Raniere, representing Progressive Management Co. and John Brewer who reported details of the incident.

Steve Koerner called the meeting to order at 9:10 a.m. He then presented information regarding Board involvement to date. As moved at the November meeting, a letter was sent to a resident on Dec. 4, about his unacceptable conduct and it stated that any further instances of similar behavior will not be tolerated and may result in him being expelled from the park. A copy of the letter was also sent to his mother, who is a shareholder.

He then asked John Brewer to relate what happened on Dec. 12, 2013. John said that at about 7:00 p.m. another park resident and her sons knocked on John's door. They said that they had been concerned since the mother of the individual in question was away, whether anyone was feeding the cat. Shortly thereafter the offending individual came to their unit and said that he was feeding the cat. He also showed them a loaded gun and said that if anybody messes with him, he'd take care of them and he told them not to call the police. The other residents were reluctant to call the police, but John said that the police needed to be called and he called them. The police came and found the offending individual at his mother's unit along with 2 other loaded firearms. He had previously been charged with domestic violence, was on probation, and was not to have anything to do with firearms. The police took statements from the neighbors. They arrested and charged him with aggravated assault. John then called Steve Koerner and reported the incident. Steve immediately called Scott Gordon, our attorney for legal advice on what to do next. Scott suggested that a letter be sent to the shareholder stating that the individual in question needs to be removed from the park by a given date or her proprietary leases would be terminated. Steve said that he would contact Scott Gordon again after this Board meeting and our decision as what should be done.

The Board members discussed the incident and possible options to take. There was concern about what to do between now and when a letter from Scott Gordon would be

received. It was felt that there should be a way to stop this individual from coming into the park now.

Gary Bruce moved to have Scott Gordon send a letter to the shareholder stating that her son must be removed from the park immediately or the Board will act to terminate her proprietary leases. Pat Novi seconded and *the motion passed unanimously*.

Steve said that he would talk to Scott Gordon to see what else can be done. When he knows that the letter has been sent, he will call the shareholder personally to alert her as to the content.

The meeting was adjourned at 9:45 a.m.

Respectfully submitted,

Linda Huber, Secretary