

TWIN SHORES BEACH AND MARINA, INC.
MONTHLY DIRECTORS REPORT

March 20, 2013

Date of Accounts: February 28, 2013

Operating account:_____	\$ 38,647.35
Money Market_____	\$80,122.13
Petty Cash_____	\$ 141.19
Special Assessment_____	\$ 11,942.22
TOTAL_____	\$130,852.89

Loan Balance March 19, 2013_____	\$333,759.34
Villa Reserve Account : 2/28/2013_____	\$ 10,605.44

1.. As of March 15, 2013 there is a total of \$725.00 due in HO's fees,late fees , and Administrative fees from 8 people. There is \$1,100.00 due in Special Assessment fees, late fees and Administration fees from 6 people making a total of \$1,950.00 currently owed in both Homeowners and Special Assessment fees.

2. We have a number of people paying in advance. As of March 19, 2013 we have \$3,479.20 prepaid in Special Assessments and HO'Sfees .

3. As a reminder, anyone owing any fees will not be approved for any rental. We have sent individual bills to all with miscellaneous fees that are owed explaining t the fees and asking for payment. The Management Company administrative fee is \$10 per bill .All late fees are \$25 . This has increased timely payments..

4. A readjusted loan for the remaining principal amount as of March 1st, 2013 has been secured for 3 years at 3.875% with monthly payments of approximately \$10,100.00. This will pay off the loan completely in 3 years based on a continued monthly special assessment of \$125.00 per unit excluding the Villas. A vote to extend this special assessment was voted in at the February Directors Meeting.

6. The original Villa loan in March, 2012 was \$1,451,104.09. After closing the sale of the Villas on August 28, 2012 the loan was paid down to \$475,902.50. On January 16, 2012 a one time principal payment from the Operating account of \$70,000 was made to pay down the existing Villa Loan. The balance as of March 19, 2013 is now \$333,759.34. A total of \$1,117,344.75 has been paid down on the loan this past year.

7. A balance budget for 2013 -2014 has been presented to the Shareholders to be approved at the Annual Shareholders meeting Saturday, March 23, 2013.

Mandy Brewer, Treasurer, Twin Shores Beach and Marina

Maintenance Report March 20, 2013

Mario fixed the mail slot in the office which had fallen from the inside.

The roof in unit #21 has been sealed. Tim Hartzell's (941-580-8669) employee from Repairs Unlimited) did a terrific job. He worked almost 3 whole days power washing the roof, taking out a vent and sealing the hole, replaced all roof screws because the rubber washers under them were rotted, then put a seal over each screw and lastly sealed the whole roof with a silicone white sealer. All this work was done for \$337.00 including material and labor, so I would highly recommend them if your roof is in need of repair or sealing.

All new screens have been ordered for #21 and to fix all window cranks for a total of \$325.00.

Unit #51 is now empty. Rich and Jack will fix a broken hinge on the front door. I took in the screens so they won't rot in the sun, shut off the refrigerator and turned the thermostat off and will check it periodically during the summer to see if it needs some AC.

I got a call from Beach Harbor, they will be taking down the fence between our properties and asked permission to come on our side to complete this project and I said, "of course you can".

While I still had a credit card I bought enough cleaning supplies for Alex to hold him through the summer so the new board doesn't have to worry about that for now until they come up with a plan on how they want to get him supplies.

Deck boards have been fixed on the fish cleaning dock.

Thanks again for our volunteers.

Vickie VanMeier

Twin Shores Beach and Marina

Board Meeting

March 20, 2013

Reports

WEB SITE

WEB SITE: Steve Koerner has been doing a wonderful, technical job of maintaining the Twin Shores Web site as Webmaster with many issues, including minutes, forms, rentals, homes for sale, activities and important notices. Mandy Brewer has assisted him with updating the emails, keeping the consent forms and updates on various items. With 92 units, we currently have 55 units currently consented to receive their information through email. There are 16 people who have emails and have not signed the consent form. (See attached list.). In addition we have 22 people with no email and/ or local delivery within the Park. This saves a tremendous amount of time and postage in getting notices to our Shareholders. If you have email and have not signed the consent form, we hope you will consider doing so and return it to the office at Twin Shores. The form is located on the web site under forms. The Web site is www.twinshoreslbk.us. The login and password will be provided to those who have returned the form. All others not on the enclosed list have returned the form and we thank you for doing so.

LONG RANGE PLANNING REPORT

The new 5 year plan for assisting the Board of Directors in planning budget and work items is nearing completion. It will be completed no later than the April Directors meeting. The committee has consisted of 7 Shareholders who have included their input as to priority items to be considered by the Board for updating , repairing and operating the Twin Shores community.

Replacement of Small Tables for the Club House

Some researched has been done on the internet and ideas have been shared for replacing the bases on the small tables in the club house. The tables will be tabled until next November when we will pursue further ideas.

Mandy Brewer

TWIN SHORES BEACH AND MARINA E-MAIL 2013

Web Site: www.twinshoreslbk.us

The following names have not sent in consent forms, therefore will NOT receive information via email. If you wish to be included with email from Twin Shores please send in the attached consent form. We encourage all with email to return a consent form to receive information through the secure site.

The following people have emails listed, however, have NOT sent in consent forms. (16)

Balerna #66, Bayne #48, Bruce #8, Collier #40/42, DeLande #28, Huber #29, Flemming #57, Fulchino #74, Goldstein #5A, Kellow #32, Moses #97 Richard #1/9, Scalera #19, Seitz #89/90, Urse #47, Sica #25

The following people do not have an email address listed with us and assumed no email and will continue to receive all correspondence via US Mail unless we are notified otherwise.(22)

Ashley #54, Atkinson #25, Bender #73, Calvi #41, Draveling #30, Durand #72/85, Durkin #94, Flynn #96, Franco #2, Gable #71, Hammar #15, Hardy #20, Horton #120, Mellon #98, Morrison #12, Parker #119, Peterson #53, Saylor #81, Tupper #76, Twin Shores #21, Urse #60, Wierengo #31

Please check to be sure we have correct information regarding emails..

All other Shareholders have sent in the consent form and will continue to receive correspondence via email and the Web Site.

Questions: Contact Mandy Brewer, 941-383-7696 or mandybrewer@juno.com

Consent Form attached and available on Web site.

03/18/13

Board Approval – Rental & Sales

Rental:

- | | |
|---|-------------------------------|
| 1. #25 Atkinson to Ellen Chappel & Arnold Miner | March 4, 2013 - May 4, 2013 |
| 2. #42 Collier to Howard & Janet Thompson | Jan. 1, 2014 – May 1, 2014 |
| 3. #77 Kaufman to Samuel H. Sybesma | Jan. 15, 2014 – July 16, 2014 |
| 4. #90 Seitz to Susan Hulme | Jan. 1, 2014 – Feb. 28, 2014 |
| 5. #102 Cotner/Alogna to Ray Dawson | Jan. 5, 2014 – March 15, 2014 |

States there will be 3 occupants – Rules allow 2 + additional guest(s) for 30 days

Only have 1 photo ID – Ray Dawson

Sales:

Board Approval – Work to be done by Shareholder

1. #5A Goldstein
Requests permission to replace front door and paint trim “Florida Blue”. Have obtained necessary permit.
Request was approved prior to Board meeting.