

TWIN SHORES BEACH & MARINA, INC.
ANNUAL SHAREHOLDERS MEETING
MARCH 22, 2014 at 9:00am
TWIN SHORES CLUBHOUSE
MINUTES

CALL TO ORDER

The meeting was called to order at 10:00am by Stephen Koerner, President of the Board of Directors, in the Twin Shores Beach & Marina Community Room, Longboat Key, FL.

Pledge of Allegiance: Stephen Koerner

Moment of Silence: Observed by all those present.

Roll Call: Linda Huber: Linda took roll of all shareholders. We have a Quorum.

Certification of Proxies and Call for Ballots

Appointment of Election Inspectors: Stephen Koerner: Ann Dolan, Barbara Anne Manning, Vickie VanMeier.

Reading of Minutes: Linda Huber: A *motion* by Rich and seconded by Gary Bruce to waive the reading of the minutes of the March 23, 2013 Annual Meeting. All in favor. ***Passed Unanimously.***

Approval Minutes: A motion was made by Penny Koerner and seconded Gary Bruce to approve the minutes from March 23, 2013 Annual meeting. All in favor. ***Passed Unanimously***

Treasurer's Report: Mandy Brewer: See Attached.

A *motion* was made by Mandy Brewer and seconded by Bruce Kelley to approve the \$125/mo/unit special assessment. All in favor. ***Passed Unanimously.***

A *motion* was made by Mandy Brewer and seconded by Fred Huber to approve the 2014/2015 Proposed Budget as mailed out to the owners. All in favor. ***Passed Unanimously.***

President's Report: Stephen Koerner: See Attached

Committee Reports:

Maintenance: Pat Novi: See Attached

Parking: Bob Martin: See Attached

Beautification: Nancy Martin: See Attached

Storage: Nancy Martin: See Attached

Marina: Gary Bruce: See Attached

Rental: Penny Koerner: See Attached

Infrastructure: Phil Wyss: See Attached

Website: Mandy Brewer: See Attached

Tiki Huts: Steve Koerner spoke on behalf of the committee chair. Recap was to focus most of funds on new chairs for tiki hut. Committee also recommended

Directory: Elaine Rufener: 2014 Directories are now available and will be distributed this week.

Finance: Vickie VanMeier: We only worked on the Budget this year

Social: Joan Fulchino: See Attached

Waiver of Reserve: 49 Yes 0 No. ***Motion Passed***

Waiver of Formal Audit: Motion by Vickie VanMeier, 2nd by Penny Koerner. ***Passed Unanimously.***

Old Business: Stephen Koerner: None

New Business: Stephen Koerner: None

Election Results: Stephen Koerner: The association gave a standing ovation to Linda Huber and Elaine Rufener for their valuable service to the Board:

Candidates: There were four vacant positions on the Board. The candidates who submitted their name for Director of the Board are as follows: Gary Bruce, Nancy Cornuke, Joan Fulchino, Robert Martin & Mark Thomas.

After tallying the votes, the new Directors are: Gary Bruce, Joan Fulchino, Robert Martin & Mark Thomas, who each have two years remaining. Mandy Brewer, Steve Koerner & Pat Novi each have one year left on their respective terms.

For the Good and Welfare of the Community

Bruce Kelley: Spoke about the absence of shareholders and requested that the Board look into having a shareholder meeting prior to the Board Meeting

Joan Fulchino: Stated that there is a committee for most every activity that takes place in the park.

Adjournment: A *motion* to adjourn was made by Gary Bruce and seconded by Stephen Koerner. *Motion passed unanimously.* Adjourned at 11:25am.

Respectfully submitted,
Shane Raniere, Community Manager

TWIN SHORES BEACH & MARINA, INC.
ORGANIZATION BOARD OF DIRECTORS MEETING
MARCH 22, 2014
DRAFT MINUTES

CALL TO ORDER:

The meeting was called to order at 11: 31am by Shane Raniere in the Twin Shores Beach & Marina Community Room, Longboat Key, FL.

DETERMINATION OF QUORUM:

Present in person were: Mandy Brewer, Gary Bruce, Joan Fulchino, Steve Koerner, Robert Martin, Pat Novi & Mark Thomas. **Quorum Established.** Also present was Shane Raniere representing P.C.M.

APPOINTMENT OF OFFICERS:

President: Steve Koerner nominated by, Mandy Brewer. 2nd by Gary Bruce. **Unanimous**

Vice President: Robert Martin nominated by Gary Bruce. 2nd Pat Novi. **Unanimous**

Treasurer: Mandy Brewer nominated by Gary Bruce. 2nd by Steve Koerner. **Unanimous**

Secretary: Discussion had by the Board.

Robert Martin Stepped Down From Vice President position

Secretary: Robert Martin nominated by Gary Bruce. 2nd by Steve Koerner. **Unanimous**

Vice President: Mark Thomas nominated by Gary Bruce. 2nd by Many Brewer. **Unanimous**

Directors at Large: Gary Bruce, Joan Fulchino & Pat Novi

ADJOURNMENT:

A motion to adjourn was made by Mandy Brewer and seconded by Gary Bruce.

Motion passed Unanimously . Meeting adjourned at 11:48am.

Respectfully submitted,

Shane Raniere, Community Manager

SR/kd