

TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING
November 20, 2013

Public Expression Regarding Agenda Items

Vickie Van Meier spoke concerning insurance coverage for volunteers who are renters. She doesn't feel that money should be spent to increase our insurance to cover renters.

She also does not feel that nails should be put into the roof of the Tiki hut to secure palm fronds as they became a hazard when they protrude into the underside of the roof. The screws also cause holes in the roof which could result in water getting in and rotting the wood.

Moment of Silence

President, Stephen Koerner requested a moment of silence for Darryl Cochrane #61 who died in June.

Call To Order

Stephen Koerner called the meeting to order at 9:06 a.m.

ROLL CALL- Linda Huber, Secretary

A quorum was established with the following Board members present: Stephen Koerner, Robert Martin, Linda Huber, Mercy (Mandy Brewer), Gary Bruce, M. Patricia Novi and Elaine Rufener.

Also in attendance was Shane Ranieri from Progressive Community Management.

Reading of the Minutes – Linda Huber

A **motion** was made by Elaine Rufener to waive the reading of the April 17, 2013 minutes and seconded by Gary Bruce.

Motion passed unanimously.

Treasurer's Report - Mercy (Mandy) Brewer (see attached)

Mandy Brewer gave the Treasurer's report. A **motion** was made by Linda Huber and seconded by Pat Novi to accept the Treasurer's report. ***Motion passed unanimously.***

Correspondence - Linda Huber

Linda read the following letter from Vickie Van Meier:

Dear Board Members and all Shareholders:

Thank you so much for the beautiful flowers, cards, wine, Euphemia Haye Gift Certificate and extremely nice comments. This means a lot to me and Charles.

I enjoyed my time on the board for the most part, working for the good of the Community and getting to know other board members and shareholders.

I would encourage each and every one of you to step up and run for the board or be on committees. Being involved is a wonderful opportunity to really get to know other shareholders, show your talents and understand how the board has to work within the parameters of not only our bylaws but Florida Statutes.

Progressive Community Management Co. – Shane Ranieri

Shane reported that there were no major storms this summer. The walk throughs checking on the property went well. The new arrangements for checks, bills, invoices, etc. between Progressive Community Management and the Board worked very well. He thanked Vickie VanMeier and John Balerna for their work this summer in their role as contact people for Management.

Maintenance – M. Patricia Novi

Pat also thanked Vickie VanMeier and John Balerna for all their work this summer. She reported the following:

Electric:

During June thru part of November we had several electrical repairs & problems.

1. Electric on “main” street not working due to sliced line from unit 5A to maintenance road.
2. New pump (larger size) to handle water volume was purchased.
3. November – signed a contract with Dolan Enterprises to update electric in South boat house.

Plumbing:

During the same period, a number of blocked sewer pipe situations and water leak problems were taken care of and solved for the time behind unit #96 and involved connecting units & on 2 different occasions in the unit #22 area and outbuildings. A larger well pump was purchased to drain ground water. The area behind the Duplex had a back up. There was a large water loss by the driveway to the laundry.

Sea Wall

The Sea Wall contract with Custom Dock & Davit was signed in August with Board approval and work was finished the end of October. Custom Dock & Davit also did maintenance work under the patio.

New Landscape Maintenance Company

Starting Oct. 1, 2013 Blue Creek will take care of all duties previously done by Alex. It is a month by month contract. Shareholders are reminded not to ask landscape maintenance workers to do any jobs not related to their jobs and contract. Vickie is the contact person between the Community and Blue Creek for most matters. The Board of Directors will provide input as to who to contact for help with a problem. In most cases, Progressive Community Management Co. should be contacted.

Maintenance Report – Vickie VanMeier (see attached)

PARKING REPORT – Robert Martin

Bob reported the following:

Parking spaces 110, 112, 114, 116 have been assigned to the South side Villas. One rental space (R86) next to the clubhouse was moved so all Villa parking spaces are in a row.

3”x 5” cards will be placed on car’s windshields informing the driver that the car is parked in a wrong location or is in Guest Parking without a parking pass, etc. The cards will say to contact Bob if there is a question.

Some numbers need to be replaced on parking bumpers – this will be done in Jan.

COMMITTEE REPORTS

Finance – Victoria VanMeier

No report

Beautification - Nancy Martin

Nancy reported that so far this season we have planted the Office flower pots. As usual, we will plant the pots for the marina & porch in January. John & Mandy have donated some landscaping stone which we will use in January around a garden. Anyone with ideas should give her a call.

Marina - Gary Bruce, Dock Master

No report

Storage - Nancy Martin

Nancy reported that there are a couple of storage lockers available. She will post a list in January. The charge is \$100 per year. If anyone is interested contact her – Unit #22,

OLD BUSINESS

Maintenance of Individual Units – Pat Novi & Shane Raniere

Pat reported that 2 units, #9 & #15, have not completed the work which was required to be done. #9 needs to paint the trim and replace the door to the outbuilding. #15 needs to paint the unit and replace the door to the outbuilding. We need to set deadlines and begin fines.

Shane explained the process: 1st letter gives the owner 30 days to complete the work
2nd. letter gives 14 to complete the work to prevent possible fines
and/or further action by the Association

The owner has the right to appeal and request a hearing before a committee of owners.

Steve & Shane will work on a letter to be sent to #9 & #15.

Insurance Coverage – Renter volunteers – Pat Novi

Pat reported that she contacted our insurance company and renters are covered if they do work as volunteers. Steve expressed his concerns with allowing renters and even shareholders doing volunteer work in the park. He felt that the risk of injury, etc. was too great and would rather we hire someone to do the job.

Beach Harbor Fence – Steve Koerner

Steve is in the process of talking to Beach Harbor about the fence.

Fence - #92 – Linda Huber

Linda reported that this was tabled from April. Earl & Charlene Lantery want to continue the fence that runs to the south of lot unit #93, behind the road and ends before the reaching the western boundary of their lot leaving a space which people are using as a means of access between Twin Shores and Gulf Shores. The Lanterys feel that this is dangerous due to the tree, roots, pipes and closeness to their house. They also feel that this invades their privacy. The Board looked at the location after the workshop on Jan. 13 and decided that the “walk through” is a problem both from a safety concern and that it forces people onto #92’s property.

Gary Bruce will notify the owners that a continuation of the fence can be done at their expense. He will submit plans to the Board for its approval.

Dock Repairs – Gary Bruce

Gary reported that he is investigating new paint for the docks on the south side. This paint will eliminate splinters, etc. He also wanted to get volunteers to replace the decks on 4 docks on the north side. There was much discussion about doing the work ourselves vs. hiring it out. We already have a quote of prices from Tim Hartzell of Repairs Unlimited, LLC dated March 22, 2013.

Linda Huber moved to hire Tim Hartzell of Repairs Unlimited, LLC to replace the top deck boards on 4 docks on the north side of the marina. It was seconded by Bob Martin. ***The motion passed unanimously.***

Tiki hut – roof/fronds – Robert Martin

Bob reported that he had talked to Gulf Shores. They use 1 ½ - 2 inch screws to secure the fronds and do not have a problem. Gary Bruce stated that we could secure wooden strips at intervals across the roof and the screw on the fronds. Bob and Gary will check into this further and report back.

NEW BUSINESS

Board Approval-rental and sales : Linda Huber (see attached)

Linda Huber made a **motion** to accept the rentals for Units #1, 3,5, 7 (2),10, 45, 52, 57, 65, 73, 76, 82, 87, 90, 104, 106, and 123. All applications are complete and many are renewals. Pat Novi seconded.

The motion passed unanimously.

Linda stated that she had concerns regarding the rental of #108. The application is complete but the renters want to have 2 cars. They had previously had 2 cars here without our knowledge. Diane Brandlein has offered to lend them one of her parking spaces on allocated to the Villas on the south side. Linda said she was concerned that the 4 parking spaces might be needed for construction vehicles. There was much discussion. Gary Bruce moved to approve the rental of #108 with the following provisions – the second parking space is #116 and all construction vehicles must be parked in #110, 112, 114 or behind the construction fence. Elaine Rufener seconded. ***The motion passed with all in favor except Linda Huber, who abstained.***

Gary Bruce will handle the boat slip request.

The rentals of Units #15 (2),21, 25, 65, 74, 75, 89, 102, 104, 106, 108(2) had already been approved.

Sales:

Linda reported that there are 2 sales pending - #98 & #102.
#98 is a transfer from Paul Mellon to Brian & Jeannette Mellon. They have been approved by the Board and are waiting for the Closing. Any arrears will be taken care of at the Closing.
#102 is Cotner/Alogna to Barry & Brenda Stauffer. We are waiting for dates when they will be available for the interview.
The sale of units #45, 83, 100, 108, 110, 112, 114, and 116 were already approved.

Board Approval-work to be done by shareholders:

Linda presented the shareholder requests. There was much discussion regarding the request from Unit #15 regarding the choice of colors for the unit and the time table for completion of painting.
Gary Bruce made a motion to approve the request from Unit #15. Bob Martin seconded. ***The motion passed – Linda, Bob & Gary voted in favor; Elaine, Mandy and Pat voted against. Steve cast the deciding vote in favor.***
Linda moved to approve the requests from #70 and #100. Bob seconded. ***The motion passed unanimously.***

Approval – revised rental application – Linda Huber

Linda presented the revised rental application of 8/15/13. It was felt that the day, month and year of the lease beginning and ending dates needed to be specified as applications were coming in without this information. Mandy Brewer moved to approve the revised rental application. Gary Bruce seconded. ***The motion passed unanimously.***

Dollar Amount required for Board Approval – Linda Huber

Linda stated that past practice has been that any expenditure over \$500, except in emergencies, had to have Board approval. However, any formal statement to that effect could not be found.
Mandy Brewer moved that any expense over \$500 except in emergencies needs Board approval. Linda Huber seconded. ***The motion passed unanimously.***

Relocation of front sidewalk – Steve Koerner

Steve reported that he met with Fred Bez from Gulf Shores regarding the state's proposed relocation of the sidewalk in front of Gulf Shores & Twin Shores. The state proposes to move it closer to the street and that would impact on both parks. Nothing more has been heard since the initial proposal this summer. We intend to work with Gulf Shores regarding this but will wait until we hear anything further.

Maintenance Service – evaluation – Steve Koerner

Steve again presented his concern regarding shareholders and renters doing work in the park and suggested that we have someone on call to do the maintenance that we didn't feel we could do ourselves. It was decided that we would look into using the services to Tim Hartzell who we already approved to do the dock repairs. He advertises – No Job Too Big Or small – Handyman & Lawn service.

Resident – Unacceptable Conduct – Steve Koerner

Steve reported that an individual who is not a shareholder has been reported for unacceptable conduct - loud, seemingly intoxicated, antagonistic and not observing our quiet times of 11pm – 8 am. This has caused the concern of many in the park even to the point of being afraid. Steve also stressed that in such instances, the Police should be called. Shane said such behavior could cause the visitor to be evicted from the property. There was much discussion as to the course of action. Steve and Shane will work on a letter to be sent to the individual and the shareholder in whose unit he has stayed.

Electrical Service – S. boat house – Pat Novi

Pat reported that we have contracted with Herb Dolan of Dolan Enterprises for electrical service to the South boat house. Linda Huber moved to accept the bid of \$1,155.00 from Dolan Enterprises for electrical service to the South boat house. Bob Martin seconded. ***The motion passed unanimously.***

For the Good and Welfare of the Community

Mario Novi – expressed concern with our sound system. We seem to have frequent problems.

Gary Bruce – feels we need to find a solution to our drainage problem. Areas are often affected by flooding. (This will be referred to the Infrastructure Committee)

Amy Parker – reminder to all residents that people are not to cut through other shareholders' property.

Charles Craig – expressed best wishes to the Board for a good year ahead

Pat Novi – The Sand Raker will be here Nov. 26 to work on the beach

Adjournment

Robert Martin made a motion to adjourn at 11:00 a.m.

Respectfully submitted,

Linda Huber, Secretary
Twin Shores Beach & Marina, Inc.