

**TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEMBERS MEETING**

March 20, 2013

Public Expression Regarding Agenda Items

Phil Wyss #80 spoke wondering about interest in WiFi for Twin Shores.

Mandy Brewer responded that it is included in the 5 Year Plan.

CALL TO ORDER

The meeting was called to order at 9:07 AM by Victoria Van Meier, President of the Board of Directors, in the Twin Shores Beach & Marina Clubhouse, Longboat Key, FL.

ROLL CALL-DETERMINATION OF A QUORUM: Linda Huber, Secretary

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

Also in attendance was Shane Raniere from Progressive Community Management.

CONFIRMATION OF PROPER MEETING NOTICE

Shane Raniere, property manager, confirmed that proper proof of notice of the meeting was posted in accordance with Florida Statutes.

READING OF THE MINUTES-APPROVAL OF MINUTES: Linda Huber, Secretary

A motion was made by Elaine Rufener and seconded by Gary Bruce to waive the reading of the minutes and approve them as written from the Feb. 20, 2013 **BOARD OF DIRECTORS MEETING**.

All those present voted in favor of the motion. *Motion passed.*

TREASURER'S REPORT: Mercy (Mandy) Brewer, Treasurer: (see attached report)

A motion was made by Linda Huber and 2nd. by Gary Bruce to accept the Treasurer's Report.

All those present voted in favor of the motion. *Motion passed.*

CORRESPONDENCE: Linda Huber, Secretary

None

PCM REPORT: Shane Raniere: Letters were sent out to owners who needed to have repairs done to their units. Thank you to all who have complied. Those who haven't will be receiving 2nd notices which will be sent certified.

MAINTENANCE REPORT: Victoria Van Meier: (see attached report)

PARKING REPORT: Robert Martin

Parking on the south side of the clubhouse will be rearranged to accommodate the four spaces that will be required when the south side Villas are completed. The rearrangement will have minimum impact on the current Shareholders that will be affected – their new spaces will still be in the area south of the clubhouse. I plan to have this completed prior to when I leave in late April.

Steve Koerner and I met with Paul Cornuke regarding his tenant parking on the driveway west of the sidewalk. We told Paul that we feel that parking there is a safety issue and our fear is that someone leaving the park could have an accident due to limited visibility looking north. We also told Paul that numerous residents and tenants have brought this situation to our attention. We asked if the tenant could park the extra car up against the garage door. Paul stated that the tenants both work and it is inconvenient for them to move one car in order to get one out of the garage (it was parked there last weekend). Paul feels that they are not in violation because the west side on the sidewalk where the tenant has been parking is not park property. However, he did agree that the current situation could present a safety issue. He asked if we could rent the space in front of the office for his tenant during the winter season i.e. thru April. We said this would have to be addressed with the full Board of directors. Paul asked for a written response from the Board to his letter responding to the park's violation letter.

A discussion was had by the Board regarding the parking situation in front on Unit 122 & 123 and discussed various possible solutions. Bob Martin agreed to speak with the owner of unit # 9 to see if she would allow the extra car to park in her spot until she needs it back for her own purposes. The Board also was in agreement that only 1 car will be allowed when the annual lease comes up for renewal in Dec.

Steve Koerner will work with Bob Martin and Shane Raniere to respond to the letter from Paul Cornuke.

COMMITTEE REPORTS

Financial: M. Patricia Novi:

Finance Committee – Feb. 21, 2013

Attended: Fred Huber, Janet Delande, Joan Fulchino, Kaye Brininger, Pat Novi, chair and Mandy Brewer, Treasurer.

Purpose: To finalize 2013-2014 Budget

After ongoing meetings and input from the Management Co., the 6th. draft of the budget was recommended to the Board of Directors to be approved for April 1, 2013 to March 31, 2014. The budget was approved by the entire committee. Copies of the proposed budget was sent to all shareholders on March 5, 2013.

Respectfully submitted,
M. Patricia Novi

Note: This the first budget to include phase two (4 unit villas) as part of Twin Shores budget.

Beautification: Nancy Martin:

The flowers did well this year. Thanks again to Dotty and Al VanItten for donating the flowers by the Office. We are currently waiting for Arrow Fence to install a fence in the back of the garden by the refuse center. Thanks to Gail and Con Batt for donating the fencing material for the garden.

Marina: Gary Bruce, Dock Master: We are temporarily overbooked. This should not be an issue after April 1st. The North boat house is now empty. The last three docks on the North side still need to be repaired. A discussion was had about how to handle the issue of renters not paying by the April 1st deadline. There was also discussion about the annual rental charges for shareholders and non-shareholders for the slips. Bob Martin stated that the roof on the North boat house seems to be settling.

Storage: Nancy Martin:

We have rented 15 units thus far and the possibility of renting one more. There is no waiting list at present. We have rented 13 large units at \$100 and 2 small units at \$50. Total income - \$1400 this year.

Website: Mandy Brewer: (see attached)

Rules & Regulations: Stephen Koerner: We prepared a set of amended rules and regulations to be given to all owners along with a note stating that it should stay in the unit. These will be distributed

Rentals: Joan Fulchino: None

OLD BUSINESS

Maintenance of Individual Units: Less than ½ have been completed. New letters will be going out.

5 Year Plan: Mandy Brewer (see attached).

Roof: Laundry & #21: Unit 21 roof has been taken care of. The laundry roofing proposal quote was \$3,100.00 This includes removing the two roofs and installing a new roof to match the existing structures. A discussion was had by the Board.

A ***motion*** was made by Linda Huber and seconded by Bob Martin to accept the bid from Enviro-Tech for \$3,100.00 with the work to be done this summer. ***Motion Passed Unanimously.***

Fence: Beach Harbor. The fence will be taken down. The Board is uncertain as to whether or not Beach Harbor will be putting up another one.

Clubhouse furniture-tables & chairs: Tabled to Nov.

Refrigerator: The Social committee contributed \$500.00 towards the new refrigerator. A discussion was had by the Board as to what to do with the old fridge. The advertisement for the sale of the old fridge will stay on Craigslist for the time being. We will see if it will fit through the door of unit 78.

NEW BUSINESS

Board Approval-Rentals and Sales Applications: (see attached)

A ***motion*** was made by Linda Huber and seconded by Gary Bruce to approve the first 4 applications and deny unit 102 based on occupancy restrictions and number of cars. All Board members except Elaine Rufner, who abstained, voted in favor of the motion. ***Motion Passed.***

The interview with the prospective buyers of Unit #45 will be the first week in May.

Board Approval-work to be done by Shareholders: Unit # 5A to paint door Florida blue. This work was approved prior to the Board meeting and was ratified today.

Sharon Foster would like to rent unit 21 next spring if it is not sold.

Tree-Unit #70: The tree of concern continues to grow and could possibly blow over in strong winds. We received two quotes to have it removed. One for \$375 and the other one is for \$500. A ***motion*** was made by Steve Koerner and seconded by Gary Martin to approve the \$375 bid. ***Passed Unanimously.***

Unit 98: The fence was removed or destroyed when the sewer line work was done. The unit owner would like the park to replace the missing fence. A discussion was had by the Board. Bob Martin will review pictures of the sewer project and speak to Paul Mellon. This will be discussed at the April meeting.

Reminder: Turtle Season Starts on May 1st. Gary will install the red lights prior to the deadline.

For the good and welfare of the community

John Brewer: would like to see the Board start to work on a new rental policy restricting rentals for future owners while grandfathering existing owners.

John Brewer: Regarding unit 102 and the third occupant on the application. Given the abuse by other renters/shareholders, it doesn't seem fair that this application is declined based solely on the above mentioned reasons. Those present had a discussion regarding this matter.

Linda Huber: Expressed concern over the dwindling number of volunteers in many phases of the community.

Nancy Martin: The fish cleaning station needs to be cleaned.

Nancy Martin: What are the rates for the units 21 & 51?

#21/ \$1,400/month seasonal. \$700/annual

#51/ \$1,800/month seasonal. \$900/mo. Annual

NEXT MEETING:

The date of the Next Board meeting is scheduled for April 17, 2013.

ADJOURNMENT

There being no further business before the Board a **motion** was made by Bob Martin and seconded by Nancy to adjourn the meeting.

The meeting was adjourned at 11:03am.

Respectfully submitted,

Shane Raniere
Community Manager
SR/kd
Edited by Secretary Linda Huber