

Twin Shores Beach & Marina Inc.

Board of Directors Meeting February 19, 2014 at 9:00 AM Twin Shores Recreation Hall

Public Expression Regarding Agenda Items:

Ann Dolan – We are getting more water in the streets this year than before. Why? The pump in the area was removed as the pipe underground was crushed.

Barbara Bruce: Concern regarding charging for tables at the community sale. She read a statement.

Call to Order: Steve Koerner Called the meeting to order at 9:06am

Roll Call: Linda Huber; Present in person were Steve Koerner, Bob Martin, Mercy (Mandy Brewer), Linda Huber, Pat Novi, Gary Bruce & Elaine Rufener. Also present was Shane Raniere representing Progressive Community Management.

Reading of Minutes – Linda Huber; Motion by Bob Martin 2nd by Elaine Rufener to waive the reading of the minutes from the January, 2014 Board Meeting.

All members present voted in favor. Motion Passed.

Motion by Mandy Brewer, 2nd by Gary Bruce to approve the January, 2014 Board Meeting Minutes.

All members present voted in favor. Motion Passed.

Rental Committee Report: See attached.

Treasurer's Report: Treasurer's Report: Mandy Brewer: See attached. A discussion was had by the Board. Mandy made a recommendation to move an additional \$10,000 from the special assessment fund and apply it towards the loan. Motion by Bob Martin, 2nd by Pat Novi to approve Mandy's recommendation. **All members present voted in favor. Motion Passed.**

Correspondence: Linda Huber: None

Manager's Report: Shane Raniere: All units have been reviewed for work to be completed. If you have not received your letter yet, you should be soon. There are very few units that did not receive a letter. Please let me know if you are unable to complete the work in the given timeframe. I am open to the need for arrangements to be made for extenuating circumstances. I have been working with the finance committee. I am very pleased to be working with a group of owners who care so much about getting this important part of the association correct.

Maintenance Report: Pat Novi:

1. We are still having plumbing problems. The infrastructure committee has started to replace the old Orangeburg pipes at the east end of the property. The shuffle board courts have been restored thanks to the beautification committee. Many areas have been repainted and restored thanks to the volunteers. You can see the volunteers with their paint brushes doing their work in the park.

We still have a number of jobs to complete. Please sign up to help with these various jobs. We will soon have a new roof on the tiki hut. The roof on the laundry should be fixed and new ceiling panels installed.

2. If anyone should find anything in the park that needs attention, please bring it to the attention of the Board by filling out a request slip located to the left of the door going to the men's room.

Parking Report: Bob Martin: Moved parking bumper at guest area into the area where the bushes were removed by the Beautification committee. This gives us more space for longer vehicles. Still need to add stone where the new bumpers are now located.

Ordered a "NO PARKING" sign for the south side of the clubhouse next to space # 90. The sign will be installed on a new vinyl post by the end of the month.

Committee Reports:

Finance: Vickie VanMeier: We started on the budget. It should be completed next week and given to the secretary in plenty of time to get it out to the shareholders.

Beautification: Nancy Martin: We have been very busy this year and have planted many more flowers and bushes. The men are very busy with painting and sprucing everything up, especially Mario. We purchased blue pots for the clubhouse and now have pots by the villas. We placed stone in the shuffle area garden and the men (John, Fred, and Mario) backed the area with decorative stone. The hibiscus plants in the guest parking were removed and the parking moved back to give large trucks and SUV's more room. The area by the office was completed by many workers in one day. Thanks to all for donating all the plants and caring for them. The areas at the villa gardens will be mulched this week and we hope to refresh the shell areas by the clubhouse.

Marina: Gary Bruce: Currently five (5) boat slips are available. Boathouse #1 slips 1, 5, 9, 11 and 12 may not be returning.

We currently have nine (9) residence rentals and six (6) non-resident rentals.

#1 slip is now open and I would like to put a float and ramp in that slip for kayaks if we can fit it in the budget next year.

We need to paint the south side docks.

The last four docks on the north side have been covered with new treks decking, we have two (2) left of the north side to do.

Storage: Nancy Martin: We have three storage units available if anyone is interested. Again, they rent for \$100 per year. Contracts will be coming out the middle of March and due by April 1st.

If anyone knows who owns a large plate glass mirror, it will be discarded when contracts are due if it is not removed.

Infrastructure: The major plumbing job currently going on should be wrapped up this week. We have looked into the cost of videoing the sewer system in order to better determine the repairs that are needed. A discussion was had by the Board. Motion by Gary Bruce, 2nd by Pat Novi to approve the quote of \$4,100 for video the one side of the park and to authorize the additional \$1,800 should a third day of videoing be required. We will look into the cost of having the other side of the park videoed

Old Business:

Maintenance of Individual Units: Letters have been sent.

Denial of Rental Rights: Steve Koerner read a proposed addition to the Parks Rules and Regulations. 11.D.2 "...No application will be approved unless the applying Shareholder is current on all fees and assessments. Applications may also be denied if the Shareholder is in violation of these Rules and Regulations in other respects. This includes where the Shareholder has been notified in writing of Unit maintenance that is required per these Rules and either: (i) such maintenance has not been completed by the date specified; or (ii) the Shareholder has not made satisfactory arrangements with the Park's management company to complete the maintenance in the near future. Motion by Elaine Rufener, 2nd by Bob Martin to approve the statement. **All members present voted in favor. Motion Passed.**

Tiki Hut: We are able to put a Tin Roof on the tiki hut. We have to apply for a permit. We have a labor only bid of \$400. We need to determine the materials cost. A discussion was had by the Board.

Steve Koerner read a proposed new rule to the Rules and Regulations: 11.1 All items must be removed from the beach daily, including chairs, beach toys, surf boards, umbrellas, etc. The tiki hut is only to be used for storing the Park's beach chairs, which may be used by residents who do not wish to carry their own chairs to the beach. The Park's chairs must be returned to the tiki hut after use. and a deletion of a line stating that all items must be removed. The Board discussed the owner/renter chairs that are being left at the tiki hut. A motion by Elaine Rufener, 2nd by Mandy Brewer to approve the amendment as read. A discussion was had by the Board. In favor: Pat Novi, Elaine Rufener, Mandy Brewer, Steve Koerner and Bob Martin Opposed: Linda Huber and Gary Bruce. **Motion passed.**

Feral Cats: A discussion was had by the Board.

NEW BUSINESS:

Board Approval of Rental & Sales: See attached. Motion by Mandy Brewer, 2nd by Gary Bruce to waive the application fee for the transfer of unit renter due to inhabitable residency of the original unit. In favor, Pat Novi, Mandy Brewer, Gary Bruce. Opposed: Elaine Rufener, Steve Koerner, Linda Huber and Bob Martin. **Motion Failed.**

Motion by Linda Huber and **motion seconded** by Gary Bruce to approve the remainder of the rentals as stated. **Motion passed.**

Board Approval for Work to be done by Shareholders: See attached: Motion by Linda Huber, 2nd by Bob Martin to approve the requests. All in favor except Mandy Brewer who abstained. **Motion Passed**

Shareholder use of Clubhouse: A discussion was had by the Board.

Process for approving minutes: A discussion was had by the Board regarding the distribution of Draft minutes. A **motion** by Bob Martin and **motion seconded** by Mandy Brewer that the minutes not be sent out to the owners until they are approved by the Board. All voted in favor except Linda Huber who voted against. **Motion Passed.**

Roof – Laundry Room: Pat Novi: An estimate was received for \$650 to resurface the laundry room roof. A discussion was had by the Board. Motion by Mandy Brewer, 2nd by Pat Novi to approve the bid of \$650. All voted in favor except Steve Koerner and Gary Bruce who were opposed. **Motion Passed.**

121 **Wireless – Clubhouse:** John Brewer reviewed several options. A discussion was had by the Board.
122 John set up a free trial of a Verizon hotspot. Said hotspot has a monthly cost of approx. \$50/month and
123 includes 6 GB of data usage. There would be no contract. The Board will evaluate the usage and
124 determine if this is how we wish to proceed.

125 **Unit owner plumbing:** A discussion was had by the Board regarding an owner who personally called
126 the plumber for repairs that were the parks' responsibility.

127 **Workshop:** The current Board and the shareholders who are running for the Board went to a
128 workshop run by our attorney, Scott Gordon. All Board members are now required to be certified and
129 this workshop fulfilled the certification requirements.

130 **For the good and welfare of the community:**

131 Nancy Martin spoke about a packet that went out to the renters without going to the Board for approval
132 first.

133 Nancy Martin spoke about the completion of the docks.

134 Nancy Martin stated that the beach chair issue is a hot topic amongst the community. She suggested
135 that the park purchase a mixture of chairs for use by the park residents.

136 New owner of unit 45, Jim Boltz spoke about the desire to give more thought and concern to the
137 appeal and aesthetics of the Beach. A notice will be put on the bulletin board for interested people to
138 sign up for a committee to investigate this issue. Jim Boltz agreed to chair it.

139 An owner questions the liability insurance for renters.

140 A discussion was had regarding the use of the Clubhouse.

141 Shareholder questioned why the clubhouse no longer has a phone in the clubhouse with 911
142 capabilities.

143 Bob Martin thanked Charles Craig for getting the American Flag in the clubhouse.

144
145 **Adjournment:** A motion was made by Gary Bruce, motion seconded by Elaine Rufener to adjourn.

146 **All members present voted in favor. Motion Passed.**

147 Adjourned at 11:05am.

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149 Respectfully submitted by:

150

151 Shane Raniere

152 /kd

153 Edited by Secretary Linda Huber