

**Twin Shores Beach & Marina
Board of Director's Meeting
Nov. 19, 2014. 9:00am**

Public Expression Regarding Agenda Items: None.

Call to Order: Steve Koerner, President: Called meeting to order at 9:07am.

Roll Call: Robert Martin. All Board Members Present; Steve Koerner, Robert Martin, Mercy (Mandy) Brewer, Pat Novi, Gary Bruce, Mark Thomas and Joan Fulchino. Also present was Shane Raniere representing P.C.M.

Reading of Minutes: Robert Martin: A **motion** was made by Gary Bruce and seconded by Joan Fulchino to waive the reading of the April 2014 Board Meeting. In Favor: Joan & Gary. Opposed: Steve, Bob, Pat, Mandy & Mark. **Motion Failed**
Robert Martin read the minutes of the April 2014 Board Meeting.

A motion was made by Mandy and seconded by Joan to approve the minutes of the April 2014 Board Meeting. *Motion passed unanimously.*

Treasurer's Report: Mandy Brewer: See attached.

A discussion was had by the Board regarding the loan balance and the possibility of making additional payments.

Correspondence: Robert Martin: None

Maintenance Report: Pat Novi: See attached.

A discussion was had by the Board regarding the trash receptacles and the possibility of repairing the current ones vs. purchasing or renting new ones.

A discussion was had by the Board regarding the fish cleaning station.

Pat listed some of the projects that are in need of volunteers.

An owner mentioned that one of the sump pumps is not currently working.

Mark Thomas asked for clarification of a unit owner's responsibility for landscaping around their unit. A discussion was had by the Board.

Parking Report: Joan Fulchino: There are two requests for an additional parking spot, however, there are none available. Joan stated there is nothing in the documents that states that a renter is not eligible for an extra parking spot. She will be doing a walk-through with Robert Martin to better familiarize herself with the parking in the community.

A discussion was had regarding the possibility of getting a tag, sticker or some other form of identification for the vehicles entitled to park in the association.

A discussion was had regarding vehicles double parking on the side streets.

COMMITTEE REPORTS:

Financial: Victoria VanMeier: The Finance committee will begin working on the next fiscal year's budget after the holidays.

Infrastructure: Phil Wyss: Not present

A discussion was had regarding the major sewer project that took place over the summer and the remaining repairs/replacements still needed.

Fining Committee: Victoria VanMeier: The fining committee was established. It did not need to meet as the two owners with longstanding violations have corrected their situations.

Beautification: Nancy Martin: See attached.

Marina: Mark Thomas, Dock Master: See attached.

A discussion was had regarding the dock refurbishment/replacement.

A discussion was had regarding the pricing of a dock rental and the amount of owners vs. renters who have an annual dock rental.

A discussion was had regarding the installation of a float for the use of kayaks and the telephone poles around the dock area.

Storage: Nancy Martin: See attached.

Social: Joan Fulchino: There will be a meeting after the Board Meeting to set up the upcoming seasonal events.

OLD BUSINESS:

Kitchen Ovens: Both of the kitchen ovens do not work properly. A contractor came out to review the problem and it was suggested that the dysfunction is most likely due to high humidity. Another contractor suggested that the most likely issue are the circuit boards. The estimated cost to replace a circuit board is \$400.

A discussion was had by the Board.

Joan Fulchino will research the cost of replacing the ovens and bring her findings to the Board.

Unit 21 Sale Price: See attached.

The Board discussed the sale price and possible actions the Board could take to help sell the unit more quickly as well as keeping it as a rental.

Mandy made a recommendation to reduce the price to \$72,900 and offer the purchaser a carry back.

A **motion** was made by Mandy and seconded by Joan to reduce the sales price to \$72,900 and offer owner carryback. In Favor: Steve, Robert, Pat, Joan & Mandy. Opposed: Gary. Abstained: Mark.
Motion Passed.

Tiki Hut – Committee Report – Beach Chairs: Jim Boltz thanked his committee. \$2,181.30 is the quoted price for the committee's recommendation of 8 new beach chairs and 12 new loungers. There is a two week lead time for delivery.

A discussion was had by the Board regarding the recommendation.

The Board discussed where the money for the Beach chairs/loungers would come from.

A **motion** was made by Robert Martin and 2nd by Mandy Brewer to accept the Tiki Hut Committee's recommendation for new beach chairs/loungers with the expense coming from the Association.

Motion passed unanimously.

Mulch- North Side Villas: It is a common element and thus the responsibility of the association. A discussion was had by the Board. We will be asking our landscapers to address this issue.

NEW BUSINESS:

Board Approval of Rental and Sales: See attached.

Rentals: A **motion** was made by Mandy Brewer and seconded by Gary Bruce to approve the attached rental request. ***Motion passed unanimously.***

A **motion** was made by Steve Koerner and seconded by Joan Fulchino to ratify the approval of the 19 rentals that took place during the off season. ***Motion passed unanimously.***

Sales: A **motion** was made by Mandy Brewer and seconded by Steve Koerner to ratify the approval of the 3 sales that took place during the off season. ***Motion passed unanimously.***

Board Approval of Work to be done by Shareholders:

Unit 36 request, to be painted. A **motion** was made by Gary Bruce and seconded by Mandy Brewer to approve. All in favor. ***Motion passed unanimously.***

Work approved during off season:

1) Unit 58: Installation of Pavers

2) Unit 100: Exterior appearance of the unit.

A **motion** was made by Steve Koerner and seconded by Robert Martin to ratify approval of work at 58 & 100. All in Favor. ***Motion passed unanimously.***

Use of empty lot 93E: A discussion was had regarding this issue.

One time waive of late fee for historically on time payers: A discussion was had by the Board. A **motion** was made by Mandy Brewer and seconded by Pat Novi to approve the one time waiving of the late fee if the owner has not been late since January 1st, 2011. All in Favor. ***Motion passed unanimously.***

Road in front of South Side Villas (Pave/Paver Blocks/Stamped Concrete): A discussion was had by the Board as to the action(s) that will be taken to change said road. It was also brought up that something has to be done with the area between the South Villa and the Sea Wall. The Board will form a committee to research and bring forth a recommendation to the Board.

Insurance Appraisal South Villas: An insurance appraisal (\$850) was needed to determine the value of the South Villas in order to properly insure the building.

Use of 21/51 by Shareholders: A **motion** was made by Steve Koerner and seconded by Gary Bruce to formalize a practice to allow the use of 21 & 51 for shareholders family members for up to seven days, as available, with the charge of only a cleaning fee. All in Favor. ***Motion passed unanimously.***

A **motion** was made by Mandy Brewer and seconded by Pat Novi **to amend the adopted motion** (Use of 21/51 by Shareholders) to state that the shareholder's of those using the aforementioned units for this intended purpose be present in the park during the guest's stay in the unit(s). All in Favor. ***Motion passed unanimously.***

Landscaper: We have obtained two other bids from companies to perform the landscaping duties on the property.

A discussion was had by the Board. The current landscaping company has been put on notice of our dissatisfaction. They have performed much better over the last few weeks. The Board will monitor the work of our current landscaper for the next couple of months and revisit this topic if necessary.

For the good and welfare of the community:

Charles Craig: Non-resident boat dock renters: Commented that we are much lower in our Boat Dock rentals than anyone else on the island.

Bill Towe: Commented that parking might be an issue with regard to increasing the Boat Dock rental fee for non-residents.

Bill Towe: Commented that there is a lot of speeding up and down the main road of Twin Shores and requested that the Board look into possible solutions.

Nancy Martin: Recommends that we get three estimates for the refurbishment/replacement of the docks.

Nancy Martin: Stated that water shut offs should be installed for unit 51.

Nancy Martin: Questioned why did Shane not notify the Board that the landscaping was in such bad shape .

Kathy Flynn: Questioned what is going on with the new sidewalk project at the front of our community.

Those present discussed the lighting at the front of the community.

Victoria Van Meier: FDOT conducted two surveys to see if we could get a midblock crossing in front of our community. The town is having another meeting on December 1st at 1:00pm to discuss the matter.

Victoria Van Meier: Stated that the laundry room roof is still leaking.

Adjournment: A motion to adjourn was made by Robert Martin and seconded by Gary Bruce. All in Favor. ***Motion passed unanimously.*** Adjourned at 11:35am.

Submitted by Shane Raniere, CMCA, AMS
Community Association manager of Twin Shores Beach & Marina Association