

TWIN SHORES BEACH AND MARINA, INC.
MONTHLY TREASURER'S REPORT
November 20 , 2013

Date of Accounts: **Past** April 16, 2013 **Current:** October 21, 2013

Operating account:_____	\$ 75,555.98.....	\$113,039.47
Money Market_____	\$ 80,147.60.....	\$ 80,337.54
Petty Cash_____	\$ 53.25.....	\$ 173.33
Special Assessment_____	\$ 22,258.88.....	\$ 17,937.79

TOTAL_____ \$ 178,015.71.....\$211,488.13

Loan Balance April 16, 2013--\$ 324,717.24Nov. 18, 2013....\$250,711.43

Villa Reserve Account : 4/16 /2013.. \$ 10,605.4410/31/2013..\$12,127.09

- 1.. As of November 18, 2013 there is a total of \$1,511.00 due in HO's fees, Special Assessment, Late Fees and Administrative fees from 2 Shareholders. There is \$250.00 due in Special Assessment Dues, \$165 in late fees and Administration fees and \$1096 in Homeowners fees making the total of \$1,511.00. There has been a noticeable decrease in arrears during the summer and we thank all who make their payments in a timely manner.
2. We have a number of people paying in advance. As of October 31, 2013 there is \$12,903.92 prepaid in Special Assessments and HO'S fees . Three of these are yearly prepaids Special assessment.
3. Anyone owing fees will not be approved for renting their unit. The Management Company charges an administrative fee of \$10 per bill. In addition, late fees are \$25 . This has definitely increased timely payments.
4. \$22,040 has been paid this month for completion on the South sea wall which has not cleared as of this report. Additionally, we are anticipating several plumbing bills from the past month. However, we are doing very well on the budget and should be able to complete some of our long range plans this winter.

Mandy Brewer, Treasurer, Twin Shores Beach and Marina

November 20, 2013

John spent numerous hours negotiating and coordinating replacement of the south seawall which he is very good at. John also coordinated work to be done by our electrician to have a broken wire under the road fixed in order to get the lights going on the street. We had a huge underground water pipe break under the drive to the laundry that flooded the park in a matter of 2 hours. The main was shut off and again John coordinated work to be done with our plumber. A few weeks later I got a call at 2:30 a.m. that another big spew of water was coming up close to that court yard, so I shut off the main until morning when we determined it was from the sprinkler system and that was a fast and easy fix.

The only thing I did was check the office for messages and look things up as requested by some board members.

Again we observed that people are still leaving items in the dumpster area. John spent quite a bit of time taking apart a large kitchen counter top and put it in the dumpster. There was also a vacuum cleaner left in the area. It should be noted and reminded that this is not John's responsibility and people need to take responsibility to dispose of their items properly. As usual there were numerous chairs left on the beach that we had to dispose of also. It never ceases to amaze me that adults can't be more responsible for their own actions and garbage.

We also had an incident where plumbers working for a private party put an old toilet in the yard waste dumpster and Charles had to dig it out. This is all I can think of to report, most everything we did in the summer was reported to Steve Koerner and Pat Novi.

Vickie VanMeier

Board Approval – Rental & Sales

Rental:

1. #1 Richard to Al & Dottye Van Iten Jan. 1, 2014 – Dec. 31, 2014
2. #3 Murphy to John & Carla Ogburn June 1, 2013 – June 1, 2014
3. #7 Beoddy/Smentowski to Sharon B. Foster & Nancy K. McCorry
Dec. 27, 2013 – Feb. 27, 2014
4. #5 Kremer to Joe & Maureen Beall Jan. 1, 2014 – Feb. 28, 2014
5. #7 Beoddy & Smentowski to George W. Carpenter March 1, 2014 – April 30, 2014
6. #10 Daughton to Sharla Gambrell Jan. 15, 2014 – April 14, 2014
7. #45 Boltz/Rios to Ramona & Pat Rios Oct. 1, 2013 – Sept. 30, 2014
8. #52 Cohen to Ellen Chappell & Arnold Miner Feb. 1, 2014 – April 1, 2014
9. #57 Flemming to Don & Linda McKay Dec. 28, 2013 – March 28, 2014
10. #65 Holloway to Fred Menschel Dec. 15, 2013 – April 30, 2014
11. #73 Bender to Bernadette N. Potosnak Jan. 15, 2014 – March 31, 2014
12. #76 Tupper to Charles & Diane Dobbins Jan. 1, 2014 – Feb. 28, 2014
13. #82 Fiumos to Elizabeth M. Kuhn Jan. 1, 2014 – April 30, 2014
14. #87 Hegmann to Barbara Dus Jan. 15, 2014 – April 15, 2014
15. #90 Seitz to Lawrence & Theresa Amato March 1, 2014 – April 30, 2014
16. #104 Cotner/Alogna to Kenneth & Sharon Eberle Jan. 1, 2014 – March 31, 2014
17. #106 Cotner/Alogna to Frank & Lorraine Mazzoni Jan. 15, 2014 – April 15, 2014
18. #108 Bergin to Mark B. Hogan & Sharon Hess Dec. 1, 2013 – May 31, 2014
Need to approve 2nd. car and boat slip
19. #123 Cornuke to William & Kathleen Pritts Jan. 1, 2014 – Feb. 28, 2014

Already Approved

1. #15 Hammar to Mary Ruth Mills
Sept. 1, 2013 – Sept. 30, 2013
Feb. 1, 2014 – March 31, 2014
Approved Sept. 23, 2013
2. #21 Association to Marilyn V. Anderson
June 9, 2013 – June 8, 2014
Approved June 4, 2013
3. #25 Atkinson to Edward Webster & Anne Timmins
Nov. 1, 2013 – April 30, 2014
Approved August 7, 2013
4. #65 Holloway to Mike Dyer
June 15, 2013 – Nov. 15, 2013
Approved July 4, 2013
5. #74 Fulchino to Cheryl Gerry
Nov. 1, 2013 – Nov. 30, 2013
Approved August 26, 2013
6. #75 Lawson to William F. Good
May 1, 2013 – May 1, 2014
Approved July 7, 2013
7. #89 Seitz to James Polito & Frances Maccarrone
June, 2013 – June 2014
Approved August 7, 2013
8. #102 Cotner/Alogna to Esther Barrett
Nov. 1, 2013 – Dec. 31, 2013
Approved Oct. 1, 2013

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| 9. #104 Cotner/Alogna to Diane Brandlein
Moved to #106 Approved September 14, 2013 | Oct. 15, 2013 – Dec. 15, 2013 |
| 10. #106 Cotner/Alogna to Greg & Diane Grambor
Approved April 23, 2013 | May 1, 2013 – May 31, 2013 |
| 11. #108 Bergin to Mark Hogan
Approved August 13, 2013 | July 27, 2013 – Aug. 30, 2013 |
| 12. #108 Bergin to Julie Gajus & Patricia Nutter
Approved August 13, 2013 Canceled Nov. 3, 2013 | Nov. 15, 2013 – May 31, 2014 |

Sales:

1. #98 Paul Mellon to Brian & Jeannette Mellon
Board Interview – Nov. 12, 2013
2. #102 Cotner/Alogna to Barry & Brenda Stauffer
Need to set up phone interview

Already Approved

1. #45 Estate of Ruth White to James Boltz & Julian Rios
Board Interview – May 3, 2013 Approved Closed May 31, 2013
2. #83 Ilyne McQueen to Mark & Laurie Thomas
Board interview – Nov. 5, 2013 Approved
3. #100 Glass to James Cox
Board interview – Conference Call July 3, 2013 Approved Closed July 8, 2013
4. #108 Cotner/Aloogna to Michael & Pauline Bergin
Board interview – April 19, 2013 Approved Closed June 14, 2013
5. #110, #112, #114, #116 Cotner/Alogna to Diane M. Brandlein, trustee of the Diane Brandlein
Trust Agreement U/A
Committee interview – Board Approved May 30, 2013 Closed May 31, 2013

Board Approval – Work to be done by Shareholder

1. #15 Hammar
Request permission to paint unit blue (Benjamin Moore –“water drops”) with gold trim
(Benjamin Moore – “golden honey”)
2. #70 Brewer
Request approval for placing pavers in the patio area of unit #70. Work should be completed by
Nov. 22, 2013 and no new permanent trees or shrubs will be planted.
3. #100 Cox

Notification of total window and replacement with Thermopane, Low E & 120 mph specifications. Work will be done by Window Tite Co., insured, licensed contractors with permits.

Already Approved

1. #24 Tow

Request permission to replace their existing unit with a new Jacobsen unit. The vinyl siding will be either light cream or white.

Approved subject to: 1. Compliance with all legal requirements, including Longboat Key codes, permits and restrictions, FEMA requirements, etc. 2. Any new landscaping would require separate approval. Approved June 13, 2013 by Steve Koerner, Linda Huber, Gary Bruce, Pat Novi and Bob Martin.

2. #32 Kellow

Request approval to replace the roof & sunlight.

Approved - April 23, 2013

4. #44 Taylor

Request approval for new vinyl siding, trim, downspouts and door. Work will be done by Craig Vinyl and Aluminum, Inc. Vinyl siding - Savannah Wicker (tan); trim & downspouts – white; door – standard 3 ft. entry door

Approved – June 24, 2013 by Steve Koerner, Linda Huber, Bob Martin, Mandy Brewer, Pat Novi & Elaine Rufener.

5. #45 Boltz

Request permission to construct a new deck which will conform to the existing cement slab in front of unit, install hand rails and prefabricated cement steps, resurface the roof and paint the exterior of the unit white with a 'soft coral" shutter trim.

Approved – May 18, 2013 Bob Martin, Linda Huber, Mandy Brewer, Pat Novi and Elaine Rufener.