

TWIN SHORES BEACH MARINA, INC.

BOARD OF DIRECTORS' MEETING

NOVEMBER 15, 2017

APPROVED MINUTES

PUBLIC EXPRESSION:

Vickie Van Meier stated the Oct. minutes needed to be corrected. She did not see any reference to a Board motion to have Bob Hammar remove his boat from slip 1.

CALL TO ORDER:

The meeting was called to order by John Brewer at 9:08 a.m.

ROLL CALL:

A quorum was established by Linda Huber, Secretary with John Brewer, Don Lane, Nancy Cornuke and Kenneth Crosthwait present in person. Present via telephone were Linda Huber and James Boltz. Barbara Ann Manning was absent. Also present was Shane Raniere representing Progressive Community Management (PCM).

CONFIRMATION OF PROPER MEETING NOTICE:

Notice was posted in accordance with Association Bylaws and requirements of Florida Statutes.

READING OF MINUTES: Linda Huber, Secretary

Don Lane made a motion to waive the reading of the minutes of the October 18, 2017 Board meeting. Nancy Cornuke seconded and *the motion passed unanimously*. Linda Huber said the minutes should be amended to show that the Board discussed the Dock Master report and decided that Bob Hammar needs to remove his boat within 60 days.

Motion was made by Don Lane to approve the corrected Oct. BOD Meeting Board Minutes. Nancy Cornuke seconded and the *Motion passed unanimously*.

TREASURERS' REPORT: Barbara Ann Manning, presented by Mandy Brewer See Attached

CORRESPONDENCE: Linda Huber None

MAINTENANCE REPORT: James Boltz

John Brewer stated that Jim wanted to thank the following: Joe Tupper for disposing of the sandbags, changing the street lights and cleaning up the Maintenance Building; Susan Roeder and Kiki Clausen for putting new labels on the "cubby holes".

PCM REPORT: Shane Raniere

Shane stated that those shareholders who wish to place a new manufactured home on their lot should go to a reputable company in order to learn what they will and will not be able to have. Those companies stay on top of the latest permitting laws. The Board will only approve a new home subject to getting the correct permits for installation.

COMMITTEE REPORTS:

FINANCE: Fred Huber - No Report

Fred stated that he is resigning as the chair of the Finance Committee but will continue as a member of the committee. The committee will meet to elect a new chairperson.

INSURANCE: Bill Tow (See attached)

Bill reported that liability insurance is about \$300 for \$100,000 of coverage. He presented quotes from 2 companies. He said that if you have another home, you may be able to extend that policy to cover the liability on your home at Twin Shores.

INFRASTRUCTURE: John Balerna (See attached)

Dock Master: Victoria Van Meier See attached

Vickie contacted Bob and told him that his boat was damaged by the hurricane and had to be removed. He has a company who will come and get it, but they may not be able to do so for 60 days or so.

Rental: Penny Koerner, presented by Nancy Cornuke See attached

Fining: Penny Koerner No Report

Beautification: Nancy Martin

Mums were planted by the front area and Office. When a good selection of annual plants are at the stores, we will plant pots. Anyone wanting to join our committee would be welcome for planting and watering. Also there is a palm on the south side that needs to be replaced, if possible.

Storage: Nancy Martin

All lockers are rented. Three shareholders are on the waiting list.

Parking: Donnie Lane No Report

Social: Barbara Bruce

The Social Committee has a balance of \$2,884.20 after purchasing plastic totes for #78 to replace the old ones that we use for our decorations. We have several events already

planned for this season & will have another social meeting after the first of January when most residents are back.

Pool: John Brewer

John said that he , Carla, Barb and Ron met with a 2nd. pool company and they are planning to meet with a third.

OLD BUSINESS:

1.Loans of Units – Vote on Language Change: The owners were sent, as required by law, the proposed change of the language to this rule. A motion was made by Nancy Cornuke to accept the wording as presented to the shareholders. There was no second and the motion died. The Board had sought legal counsel and the attorney felt we should not change from 3 times in a calendar year to unlimited loans to immediate family members. He recommended setting a finite number. Discussion was had about making a further revision to the rule based on legal counsel's advice.

2. Job Descriptions/Purpose – Board Members & Committees: Discussion was had. We have the job descriptions pretty well complete. We still need the committee purposes. Tabled until Jan.

3. Review of Committees – Members: The Board is compiling a formal list of committee members.

4. Purchase of AED: Donnie Lane moved to purchase a AED, Nancy Cornuke seconded and the *motion passed unanimously*. Donnie will investigate the options.

5. Update on #12 – Foreclosure: Mandy Brewer reported that the lender is still researching the potential for prospective buyers.

6. Update on #20: John Brewer reported there was a termite inspection and no evidence was found. There also was a home inspection performed. There were several "to do" items but none were major. We are looking to sell "as is" and are having it cleaned in preparation to put the unit on the market. The patio area between #19 and #20 belongs to #19. We might get Jacobson's opinion on whether a new unit could be put in. The Association has control of the unit and any expenses we incur will be reimbursed. Alberta Hardy will receive the remaining proceeds. We will open the unit up to the shareholders to view prior to listing it for sale.

7. Keys – Copies for Units, Mailboxes & Outbuildings: Mandy Brewer reported that there is a box in the Office containing keys to each unit. Shareholders are asked to stop at the Office to review the keys for their unit and to provide a current complete set if necessary. Outbuildings and Storage Units are allowed to be locked, but a key needs to be provided for the Office. Shane requested that shareholders who have a community hot water heater in the

Outbuilding assigned to your lot, please keep it open for inspection purposes. The Board discussed numbering the Outbuildings.

8. Replacement of small dining tables: Tabled until Jan.

9. Maintenance Building – Upgrade/Repair: Tabled until Jan., but a list will be posted for volunteers to sign up.

10. Replace Villa Palm Tree: A Shareholder had a palm tree cut down in front of the North Villas. This is against the rules of the Association. We are looking to have the tree replaced with like in kind and have the Shareholder bear the cost. We are in the process of getting prices for the tree replacement and stump removal. There was discussion about getting legal advice on how best to handle this situation. Further action is tabled until Jan.

11. Drainage Project Report: See Infrastructure Report. Discussion was had regarding the potential increase in the cost of the project.

12. 2 Year Rental Moratorium-New Owners: Tabled to Jan.

13. Investigate Concept- House Swap: Tabled to Jan.

NEW BUSINESS

1. Board Approval – rental & sales; work to be done by shareholder (See attached)

2. Rental Application - renewal fee: There was discussion about the current rules regarding the waiving of the application fee if the renter is returning to the same unit vs. if the renter is returning to Twin Shores but to a different unit. It was decided to keep the rule as it now stands. The rental fee will be waived only if the renter is returning to the same unit.

3. Year End Review – PCM: The Board will meet with PCM for a Year End Review

4. Submerged Land Lease: This is paid annually and generally exceeds \$4,000.

5. Insurance- Elevation Certificates: If desired, each unit would need to have this performed on an individual basis and it is possible that the results might not serve your purposes the way you want. The cost is approximately \$600 per lot.

6. Review of Toilet/Sewer Maintenance{ There was discussion about the possibility of placing a sticker on toilets of rental units stating what is and isn't acceptable to flush down the toilet.

7. Kayak Float, Storage, Slip: The Board had approved at a prior BOD meeting the purchase of a kayak float not to exceed \$2,500. There was much discussion. The Dock Master will research the options available.

FOR THE GOOD AND WELFARE

Barbara Bruce: Thanked John Brewer and the rest of the Board for holding a productive Board meeting today.

Nancy Martin: When looking at replacing the palm tree near the No. Villa, please look at replacing the ½ dying tree south of the Clubhouse.

Bill Tow: The Office Building is in need of repair.

Bill Tow: Recommends that the Board get a legal opinion on how to handle the tree that was cut down.

Carla Ogburn: Questioned when the outside lights at the Office will be turned on.

Ron Horn: What does it take to get a stair railing installed on a unit entryway. This should be handled as a Work to be done by Shareholder request.

Ron Horn: Suggested that the tree that was cut down may have been in a declining state.

Mike Bergin: Suggested that legal counsel fees regarding the N. Villa tree be charged to the Shareholder.

Vickie Van Meier: The light sensor on the Office Building is not working and should be checked.

Vickie Van Meier: We need to order a new stove for #51 due to the stove's glass breaking.

Joe Tupper: If the Association decides to install a pool, what would be a realistic time frame of the installation?

Joe Tupper: Why did he have his rented parking space taken away from him? Ans. The parking rule requires a shareholder to have a second car in order to be eligible to rent an extra space.

Donnie Lane: We have had a bobcat on our property recently. Should another sighting occur, we should try to have it professionally taken care of.

Mandy Brewer: The last 5 years of the Board Meeting Minutes are up on the Twin Shores website.

Kathy Flynn: When she purchased in the community 25 years ago, you weren't allowed to have 2 vehicles.

ADJOURNMENT

The meeting was adjourned at 11:33 a.m.

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

