

**TWIN SHORES BEACH AND MARINA, INC**  
**MONTHLY TREASURER'S REPORT**  
**NOVEMBER 15, 2017**

Operating account: _____ \$ .....	\$168,575.20
Money Market _____ \$ .....	\$ 157,507.21
Petty Cash _____ \$ .....	\$ 401.30
Villas Reserve Account : .....	\$ 22,495.12
<b>TOTAL CASH ON HAND.....</b>	<b>\$348,978.83</b>

1. From the most current accounting there is currently \$5041.46 in arrears from 4 shareholders. Two of which are in litigation and comprise \$4,473.46 of the total arrears. This should be recoverable upon final closings. There are prepaids of \$16,357.03 . A reminder that the late fee of \$25 will be incurred and the \$10 administration fee will also be assessed on any late dues received after the 10<sup>th</sup> of the month . Shareholders are encouraged to use automatic debit or bill pay to avoid extra accounting and late fees. Rentals are not approved if Shareholder fees are in arrears.
2. Board approval is requested for any new expense over \$1,000 before ordering unless an immediate emergency. It is required that there be at least 2 bids on any item exceeding more than 5% of the annual budget .
3. There is one major expense of approximately \$45,000 to be paid upon the completion of the electrical items, roads and drainage.

Mandy Brewer for Barbara Ann Manning, Treasurer, Twin Shores Beach and Marina, Inc.

Braniger Insurance Group LLC

ryanbraniger@allstate.com

MPL017N3302

Quote is valid until 1/13/2018

To: William Tow

Please bind effective: \_\_\_\_\_

Select Limit

☐ \$100,000

☐ \$300,000

☐ \$500,000

☐ \$1,000,000

Signature: \_\_\_\_\_

From: Ryan Braniger

ryanbraniger@allstate.com

# I. PREMIUM AND UNDERWRITING NOTES/REQUIREMENTS

## COMPREHENSIVE PERSONAL LIABILITY POLICY INFORMATION

Carrier: Mount Vernon Fire Insurance Company  
Status: Non-admitted  
A.M. Best Rating: A++ (Superior) - X  
Term Quoted: Annual

### Comprehensive Personal Liability

COVERAGE L - PERSONAL LIABILITY	PREMIUM	ADDITIONAL COSTS	TOTAL
\$100,000	\$234	\$48.02	\$282.02
\$300,000	\$239	\$52.03	\$291.03
\$500,000	\$355	\$54.54	\$409.54
\$1,000,000	\$471	\$58.51	\$529.51

11/14/2017

357900, 1

WN TUSCANO AGENCY, INC.

950 HIGHLAND AVE.

GREENSBURG, PA 16601

Phone - 724-836-1510

Fax - 724-838-1433

Comprehensive Personal Liability Indication Offered Through: Hudson Specialty Insurance Company  
An A.M. Best Rated "A" XV Company

PLEASE BIND EFFECTIVE:     /     /

SIGNATURE:

Re: WILLIAM TOW

Below is our indication for personal liability coverage. This quote is valid for 60 days from the quote date listed above.  
Insured cancel request may result in a short rate return on premium.

Please be advised that any location or dwelling that is not a primary residence will be premises liability coverage only

\*\*\*THIS IS NOT A BINDING CONTRACT\*\*\*

Residences:

Rating State: Florida

Rentals:

Medical Payments: 1,000

Land (Parcels):

Deductible: \$0

Identity Theft: Excluded

**INCLUDED ENDORSEMENTS**

HUD-CPL0001 (11/15) CPL Policy Jacket. HUD-CPL0002 (02/13) FL CPL Declaration Florida,  
HUD-CPL0004 (08/11) Punitive Damages HUD-CPL0007 (08/11) Dog Exclusion,  
HUD-CPL0016 (08/11) Privacy Notice, HUDPN 2013 Privacy Notice Policyholders 1st Party Claimants,  
HUDPP 2013 Privacy Statement Hudson Ins Group, PHN FL Consumer Complaint Notice,  
SS-FL (9/09) Service of Suit Florida

**PREMIUM AND ELIGIBILITY SUBJECT TO:**

COMPLETED AND SIGNED APPLICATION OR DETAILED RENEWAL OFFER  
CONFIRM OCCUPANCY

Please circle desired amount with matching premium.

<u>Limit</u>	<u>Premium</u>	<u>Fees</u>	<u>Taxes</u>	<u>Total</u>
100,000	275.00	35.00	15.81	325.81
300,000	350.00	35.00	19.64	404.64
500,000	500.00	35.00	27.29	562.29
1,000,000	600.00	35.00	32.39	667.39





Linda Huber <fnlhuber@gmail.com>

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**Fw: Infrastructure Report, 11-17**

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Phil Wyss <pwysp@yahoo.com>  
Reply-To: Phil Wyss <pwysp@yahoo.com>  
To: Linda Huber <fnlhuber@gmail.com>

Wed, Nov 15, 2017 at 9:11 AM

----- Forwarded Message -----

From: Phil Wyss <pwysp@yahoo.com>  
To: J. Brew <brewmaxx1@gmail.com>; srainere@pcmfla.com <srainere@pcmfla.com>  
Sent: Wednesday, November 15, 2017, 6:03:13 AM CST  
Subject: Infrastructure Report, 11-17

**INFRASTRUCTURE COMMITTEE**  
November 15, 2017

The following work as been completed or near completion .

1. All repairs to the seawalls ( where the boat houses where located) have been completed. New concrete caps have been installed on top of the sea walls, along with new lighting, electrical outlets, and a new water line to the fish cleaning table. Pavers that had to be removed for construction, have been reinstalled.
2. 5 new pump pits have been installed ( these replaced the old ones) .  
1 new inlet has been installed in front of Unit 83 with additional piping go to the pump pit at the end of the same street.
3. The street in front of Unit 83 has been reconstructed. The old asphalt has been removed, it has been regraded, new substrate added, and new asphalt installed.
4. New electrical outlets will be installed to supply power to the pumps in the new pump pits. Installation will be done on Nov. 16 and 17.
5. Additional asphalt paving is needed around each of the new pump pits , where the pavement was cut away for installation of the pits.  
This work is expected to be completed the week of 11/20/17
6. A surface water drain line going to the Bay, has been repaired. This should help with draining issues along Twinshores Blvd.
7. Additional water puddling areas will be addressed when they can be evaluated.

A special thanks to John Balarna, and Fred Huber for the time they spent in getting these projects completed, and the additional problems that always arise with this type of repair and reconstruction.

Respectfully  
Phil Wyss

Nov. 15, 2017 11

**Rental**

**Already Approved**

1. #2 Franco to Linda Sears Jan. 10, 2018 – April 10, 2018
2. #32 Kellow to Thomas A. & Donna J. Bolles Jan. 1, 2018 – March 31, 2018
3. #57 Skora to Don & Linda McKay Jan. 18, 2018 – March 18, 2018

Note: change of rental dates

4. #83 Horn/Roeder to Enriquir Vela & Ute Marquez Dec. 1, 2017 – Dec. 1, 2018
5. #110 Rainone Holdings LLC to Steven & Mary Solomon Jan. 1, 2018 – April 7, 2018
6. #123 Cornuke to Paul & Elizabeth Stewart Dec. 27, 2017 – Feb. 28, 2018

**Loans:**

**Sales:**

**Already Approved**

1. Connolly/Lantery #92 to Oldays B. Diaz & Yinet Medina  
Interview 11/4/17 Approved

**Transfer:**

**Work to be done by Shareholder:**

**Already Approved**

1. #3 Ogburn  
Requests permission to put pebble stone around unit instead of sea shells; put a privacy screen along back east side of unit once AC is removed and change the color of shutters to a medium gray taupe. Approved 11/14/17
2. #22 Martin  
Requests permission to paint the unit white with the shutters blue.  
Approved 11/4/17
3. #38 Restuccia  
Requests permission to repaint the unit and shutters the same color.  
Approved 10/19/17

**USE ANGEL SOFT TOILET TISSUE ONLY**

**DO NOT FLUSH THE FOLLOWING**

**Feminine hygiene products**

**Personal cleansing wipes**

**FLUSHABLE TOILET CLEANING REFILS**