

TWIN SHORES BEACH MARINA, INC.

BOARD OF DIRECTORS' MEETING

MARCH 21, 2018

PUBLIC EXPRESSION:

Vickie VanMeier (See Attached)

CALL TO ORDER:

The meeting was called to order by John Brewer at 9:07 a.m.

ROLL CALL:

A quorum was established by Linda Huber, Secretary with John Brewer, Jim Boltz, Linda Huber, Barbara Ann Manning, Nancy Cornuke, Don Lane and Kenneth Crosthwait present. 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 February 21, 2018 Board meeting. Ken Crosthwait seconded and *the motion passed unanimously.*

TREASURERS' REPORT: Barbara Ann Manning See Attached

CORRESPONDENCE: Linda Huber None

MAINTENANCE REPORT: James Boltz See Attached

Jim explained that he had received 2 estimates for the repair of the Maintenance Building. He also explained a proposed system to use to communicate with the Landscapers as to whether you wished their service or not. This involved posted a red or green sign or card on your unit. He then discussed the trailer which is put back by the Maintenance Building the 1st of each month to collect metal objects and other large items. There was much discussion and Jim felt that these items should needed be tabled to April.

Shane Raniere Shane reported that he met with the Finance Committee on the development of the 2018/2019 Budget. He also assisted with the organization of the 2nd. Notice of the Annual Meeting.

COMMITTEE REPORTS:

FINANCE: Victoria VanMeier (See Attached)

MARINA – Victoria Van Meier, Dock Master (See Attached)

INFRASTRUCTURE – John Balerna/Phil Wyss

1.The Infrastructure Committee met with the Pool Committee and discussed plans for the relocation of underground utilities, the remodeling of the bathroom in the Maintenance Building and the removal of the shuffleboard courts, pending the approval of the construction of the swimming pool.

2. Bids are being sought for the removal of the shuffleboard courts, trees and other items located in the swimming pool site.

OMNIBUS – Penny Koerner No Report

FINING - Penny Koerner No Report

PARKING - Don Lane (See Attached)

INSURANCE: Bill Tow

Another insurance renewal period has passed and all insurance policies have been accounted for and have been paid. A meeting is planned to meet with the insurance agency's principals to come to the park and walk through. The purpose of this meeting is to compare the written policies to the actual buildings to be sure everyone understands the coverages that are provided and how that affects a claim situation.

Barbara Ann is reviewing the process by which the policies are being paid by the management co. as well as how the bills are being presented by the insurance agency.

BEAUTIFICATION – Nancy Martin

The flowers in the park were super this season. Thanks to all our volunteers that make it possible.

STORAGE – Nancy Martin

Contracts will be out this week. I will place them in your cubby holes or mail the ones for the shareholders and renters not here. They should be signed with the check enclosed made out to Twin Shores Beach & Marina. You may put the finished contract in an envelope and put it

through the slot at the Office. They also can be mailed to the Office. We have 2 people on the waiting list at present. If interested, please call me.

POOL – John Brewer (See Attached)

SOCIAL – Barbara Bruce (See Attached)

OLD BUSINESS:

1. Update - #12 Mandy Brewer that that we have had notification from the contact attorney that the search for heirs is completed and that the unit could be on the market by mid April.
2. Villa Palm Tree – further action A certified letter will be sent to #106 explaining the violation and stating that the cost of replacing the palm tree (\$390.00) will be added to their HOA fees. They will be given the opportunity to appeal. Shane will do the wording and details. John will meet with Shane on this after the meeting.
3. Year End Review – PCM John Brewer, Jim Boltz and Linda Huber met with Shane to discuss this. Shane reported that Jennifer is now in charge of our account at PCM. She worked well with the Finance Committee. Shane will be working on better response time to phone calls and emails. He is aware that this has been a concern. We also discussed the timing of credit card charges being paid. This often is because of the date that they are submitted and the date used for payment.
4. Kayak Float, Storage, Slip - (See Marina Report)
5. Fence- South Property line (seawall to #92; #5-#7 – There was disagreement as to whether Gulf Shores wanted to split the cost of the fence from the seawall to #92. There was discussion as to whether the fence was needed. There was agreement that the area behind the South Villas needed to be cleaned up. The Board decided to look at this area after the meeting.
6. Fish Disposal- People are still using the dumpsters to dispose of fish. A sign will be placed at the 3 dumpster sites directing people to use the fish station. The PVC pipe will be installed.
7. Landscape Contract Review - Jim Boltz reported on this during the Maintenance Report. The contract was been renewed and Jim is working on better ways to communicate with the Landscape Company.
8. Research Numbering of Outbuildings - Jack Restuccia reported that there are issues regarding usage of certain outbuildings. The Board will review these issues.

9. New Language – Number & Age of Unit Occupants – There does not seem to be a finite amount of time established as to what constitutes occupancy of a unit. For example if the 55+ tenant is there 50% of the lease and the 45+ tenant 100%, is that OK? How much time does the 55+ tenant need to be present. We need to get a legal opinion, before we can proceed.

10. Legal Opinion – Rules Pertaining to Shareholders Only – The Board is working on this.

11. Legal Opinion – Estoppel Letter – The Board is working on this.

NEW BUSINESS

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

Work to be done by Shareholder:

#39 Koerner requests permission to install a television antenna on the side of the unit extending above the roof line like on #38 and #49. *Approved unanimously*

2. Violation Letter to Rainone Regarding #110 – Tabled until Board gets legal opinion concerning length of time needed as occupant

3. Board Decision Regarding Pool Vote – The Pool Committee has agreed to raise a minimum of \$50,000 thru various fund raising efforts as a condition of moving forward with the project. Don Lane moved that the Board accept the Pool Committee's proposal to raise \$50,000 before moving ahead with the project. Nancy Cornuke seconded and *it passed unanimously*.

4. Recycling Rules & Monthly Disposal of Metals & Large Items – This was discussed under the Maintenance Report and will be Tabled until April.

5. Reminder/ Seasonal Occupants – Putting Away Outside Items & Departure Form – Linda Huber showed the Departure Form that all Shareholders are asked to fill out when leaving for an extended period of time. It covers such items as: 1. Putting away Outdoor Items like furniture, pots – these can become missiles during a storm and cause damage. 2. If a car is being left, who has the keys? 3. Where can you be reached in an emergency? The form is in the Shareholder Sign in Book at the Clubhouse or you can get one at the Office.

Because of the recent experience with Hurricane Irma, there was much discussion. In past years, shareholders were fined if their belongings had to be put away.

FOR THE GOOD AND WELFARE

#70 Mandy Brewer – said that the Directory was almost ready to be printed and asked the Shareholders present to check their info for errors before they leave the meeting.

#108 Mike Bergin – asked if signs could be put at the end of Twin Shores Blvd. at the Clubhouse showing that Villas #102 – #108 were to the left and Villas #110 - #116 were to the right.

#21 Nancy Martin – Is there a way to have Landlords pay a fee to have their tenants use the pool?

#49 Vickie Van Meier – We need to FINE those Shareholders who leave the Park for an extended period of time and do not put away their belongings. The fine would also be levied on Shareholders who do not check their property after their tenants leave. Last fall those of us who were here had to run around securing other people's property as well as our own.

#8 Gary Bruce – is there any way that we can keep the list of those units available to rent current? We have a list but often when someone inquires most of the units are already rented.

#34 Mario Novi – would it be possible to install mirrors at the end of each street to help those who are backing out?

#24 Bill Tow – Need to advertise that there is a fish cleaning station at the Marina.

#48 Don Lane – reminded everyone that there is a March Madness Basketball Pool - \$20/square. Winner gets \$1,000 and \$1,000 goes toward the pool. Final game is April 2. There are still bricks available - \$100, \$300 and \$1000 each

ADJOURNMENT

The meeting was adjourned at 10:40 a.m.

Respectfully submitted,

Linda Huber, Secretary

Twin Shores Beach & Marina, Inc.