

TWIN SHORES BEACH MARINA, INC
BOARD OF DIRECTORS' MEETING
APRIL 18, 2018

PUBLIC EXPRESSION:

Moment of silence for Linda Huber.

Vicki VanMeier mention individuals/ owners should be accountable for their own rubbish when remodeling or making a change to their units.

Peter Ross said we should abide by Roberts Rules and keep in mind of being respectful to all others.

John Brewer welcomed new board members Cathy Enneper and Peter Ross

CALL TO ORDER:

The meeting was called to order by John Brewer at 9:10a.m.

ROLL CALL:

A quorum was established by Cathy Enneper, Secretary with John Brewer, Barbara Ann Manning, Jim Boltz, Peter Ross, Kenneth Crosthwait present in person. Cathy Enneper was present via telephone. Also present 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: Cathy Enneper, Secretary

Barbra Ann Manning made a motion to waive the reading of the minutes of the March14, 2018 Board meeting. Jim Boltz seconded and the motion *passed unanimously*.

TREASURERS' REPORT: Barbara Ann Manning

Barbara Ann Manning mentioned a number of shareholders who are in arrears. Mandy Brewer said that with mailing of coupon books some shareholders did not receive coupon books and are late making payments. Shane Raniere said due to the raise in quarterly fee the shareholder did not inform their bank about the increase so automatic payments would be short

CORRESPONDENCE: Cathy Enneper- None

MAINTENANCE REPORT: Jim Boltz

With the installation of our pool we need to create green space. Mentioned lot in back of unit #120 for green space. Mentioned updating the TIKI hut down on the beach. Clean up on beach by Sandra Ker scheduled 2x a year are called when excessive debris is on beach. Vicki VanMeier mentioned step down to get into the water helps to keep the debris from reaching beach. Peter Ross mentioned no head room under TIKI hut. (tabled to new business)

PMC Report: Shane Raniere

Shane reminded everyone if you are gone for 2wks or more remove all outdoor planters, chairs anything that can blow away in a storm and causing damage.

COMMITTEE REPORTS:

FINANCE: Victoria VanMeier: No Report

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MARINA: Victoria VanMeier

Docks need upkeep, plans for immediate railing repair and in the future plans for easy docks. Ron Horn will be in charge of the spinners to keep birds off sea wall. Kayak racks/ramp have estimates need to decide on company to complete kayak ramp and storage. Will need to hold 6-12 kayaks preferably 12 kayaks.

Infrastructure: John Balerna /Phil Wyss

Working with pool committee. Our storm sewers are doing a great job eliminating standing water.

OMNIBUS: Penny Koerner -No Report

FINING: Penny Koerner - No Report

PARKING: Don Lane - No Report

INSURANCE: Bill Tow-No Report

Key Agency Insurance had to delay coming out to discuss policies & coverage.

POOL: John Brewer

Ground breaking for pool on Saturday, April 14th was a success. Engineer Mike Smith will review the bids for the pool and help ensure proper installation on our behalf. Few issues to be resolved Mike will send Philip Morris (Poolmasters of Southwest Florida) and John Brewer his recommended changes to contract. We are aware of keeping our cost total around \$110,000.00. Discussed landscaping, removal of shuffle board courts, storage for equipment, Health Dept. and permits. We will salvage as many plants as possible in the designated pool area for landscaping. We are hoping construction to start in 3 to 4 weeks.

BEAUTIFICATION: Nancy Martin

Need volunteers for watering all the plants around Twin Shores during the summer months. Red tape around plants mean they are dead and we are looking into replacements. Thank you to all who kept our plants watered during last summer.

STORAGE: Nancy Martin

No one is on the waiting list for a storage unit. All shareholders-same priority based on waiting list. John Brewer suggested –Villa owners have highest priority – Annual renters' only-lowest priority- Follow up to establish written plan.

SOCIAL: Barbara Bruce: sent email report

As of 4/17/2018 the social committee has a balance of \$3,430.00 in their account.

OLD BUSINESS:

1. Villa Palm Tree: Shane sent letter to owner, no response yet.
2. Kayak: Viki VanMeier reviewing couple of bids (Jeff Bullock & Duncan Seawall) submitted to Board. A launch and racks to hold 12 kayaks, one bid includes shells under the rack. Ron Horn was given information on Bird Control to keep birds off sea wall, several were ordered and Ron Horn will install. Will need to hire someone to replace several lag bolts and one 2x4board. See report for our future plan for replacing docks.
3. Research of out buildings: Committee looked into this with recommendations for three units with major discrepancies to what was originally intended for units. Discussion regarding the findings and how the Board might implement changes based on findings. Motion to accept the recommendations of the committee by Jim Boltz and 2nd by Peter Ross. Motion withdrawn. We are going to table this to next year with further discussion.

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4. New language-Number & Age of unit occupants: Completed: Approved and passed
5. New language-Legal Opinion- Storage rules pertaining to who has first priority. Discussion that Shareholders first priority, Villa owners with annual renter last. Nancy Martin opinion all shareholders same first name on waiting list get storage. John Brewer mentioned Villas were sold with storage. Discussion

Board should strongly consider creating a Pool Reserve structure, this would cover **any repair** needed in Twin Shores Beach & Marina Inc. Shane Rainere mentioned separate account for pool reserve. Peter Ross said flexibility is needed for reserves. Vicki VanMeier mentioned she has enough in budget to complete marina repair work. Ron Horn suggested give to Finance Committee to research. John Brewer said we are in the minority with all other cooperative associations having reserves.

5. Legal Opinion-Estoppel Letter Board working on this: Sending violation letter to Rainone regarding #110 need legal opinion length of time needed as occupant. ***Sending notice immediately not to accept new lease.***

NEW BUSINESS:

1. Rental Approval-Rental & Sales: work to be done by shareholder. Motion Jim Boltz and 2ndPeter Ross
2. Recycle Rules & Monthly Disposal of Metals/large items (trailer) - Gary Bruce mentioned get another dumpster for construction. Ron Horn added request a special pick up. Vicki VanMeier suggested to call office to arrange pick up. Home Depot has bags for construction call office (941-383-1646) to arrange pickup of debris or you can call directly to waste management. If you call the office to arrange pick up you will be billed by the association, the actual cost for pickup once it has been billed to the association, **Decision trailer will not be available and shareholders will be held responsible for construction/appliance pickup.** Motion-Ken Crosthwait 2ndPeter Ross.
3. Directors rules & regulations of state requirements/changes to stature #719. John Brewer read F.S .#719 regarding certification. You have 90das to complete requirements for certification.
4. Reminder/ Seasonal Occupant fill out departure form at Clubhouse. Put away all outdoor items. Shareholders have been fined in the past. Prepare for turtle season - May 1st to Oct 31st.
5. Long Boat City new rules pertaining to permits. **Board approval is required on all work to be done by shareholders.** "The Town of Long Boat Key will no longer be issuing permits for the alternations of mobile homes, this includes but is not limited to the re-roofing, windows, doors replacements, interior renovations, and re-siding mobile home.
6. New accounting firm-Cost savings: We are looking into using another accounting firm to file our taxes. Lannagan & Jason Associates.
7. Moving of Flag Pole – will be completed on Saturday to garden, due to findings underground flag will be moved up front at office.
8. CPR/Defibrillator- Will have Fire Dept. come out for training and advice. Ron Horn said we should check about any special provisions by pool. Pete Ross said we should all have training updated. Shane Raniere mentioned Fire Dept will schedule classes. Discussion to continue.
9. Lighting on South side completed see maintenance report.
10. Install Thruster- Ron Horn is looking into replacing thruster

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For Good and Welfare

The Board would like to give a big **THANK YOU** to Ron Horn and Susan Roeder for donating the office equipment and supplies to Twin Shores

Mandy Brewer: Directories are close to completion and will be sent out in a couple of weeks.

Phil Wyss: mentioned Mr. Tupper has thyroid cancer.

Phil Wyss: Inquired about grates being serviced over the summer, need someone clean grates/ pumps kept in working order. Volunteers John Brewer, Peter Ross and Ron Horn will go over with Phil on how to do this correctly.

Jim Boltz: Asked to please verify that your bricks are worded correctly. If you want to upgrade your \$100.00 brick to a \$300.00 brick -it is not too late. Forms in Clubhouse.

Jim Boltz: We are currently at \$55,000 in fundraising for the pool

Amy Parker: Mentioned getting phone numbers for annual renters- we have a list but no telephone numbers

Vicki demonstrated the sea wall whirly birds

Jim Boltz mentioned updating the web page

ADJOURNMENT:

Motion to Adjourn : Motion Ken Crosthwait 2nd Jim Boltz

Meeting was adjourned at 11:10am

Respectfully submitted,

Cathy Enneper, Secretary-Twin Shores Beach & Marina, Inc.