

TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING
JANUARY 16, 2019

PUBLIC EXPRESSION:

Moment silence for Frank Magdic. Donnie Lane and Amy Parker who are in the hospital.

CALL TO ORDER:

The meeting was called to order by John Brewer at 9:15 A.M.

ROLL CALL: Cathy Enneper

A quorum was established with John Brewer, Jim Boltz, Barbra Manning, Ken Crosthwait and Cathy Enneper present, Peter Ross on phone. Shane Raniere representing Progressive Community Management (PCM) present.

CONFIRMATION OF PROPER MEETING NOTICE:

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

READING OF MINUTES: Cathy Enneper, Secretary

Barbara Manning made a motion to waive the reading of the minutes of the November 21, 2018 BOD meeting, Peter Ross 2nd the motion. The Motion Passed Unanimously. November 21, 2018 meeting minutes Unanimous Approved allotting \$6,000.00 on Kayak floating dock.

TREASURER'S REPORT: Barbara Ann Manning *See Attached*

CORRESPONDENCE REPORT: Cathy Enneper *No Report*

MAINTENANCE REPORT: Jim Boltz ; **Please DO NOT use Beach Harbor/Gulf Shores trash bins. See Attached**

PCM REPORT: Shane Raniere- Reported on routine matters.

COMMITTEE REPORTS:

Finance: Victoria VanMeier- *See Attached* **Dock Master:** Victoria VanMeier- *See Attached* **Parking:** Donnie Lane- *No Report* **Sale-/Rental-Work Approved:** Linda Huber-*See Attached* **Fines:** Linda Huber-*No Report* **Insurance:** Bill Tow –*No Report* **Infrastructure:** Phil Wyss/John Balerna –Meeting 1-18-19 **Pool:** John Brewer Electrical and Bathroom inspections completed. Fencing completed by Sunday Jan.20. **Social:** Barbara Bruce-*See Attached* **Storage:** Nancy Martin- *See Attached* **Beautification:** Nancy Martin-Would like to purchase large pots for foliage on south side. Thanks to Paul Cornuke the new landscaping as you turn into Twin Shores complements the front of our development.

OLD BUSINESS:

1. Violation Letter #106 –Not resolved sending additional letter explaining cost of tree. Cost will be added as an assessment. Shane sending registered letter.
2. Kaya-Storage rack- floating dock: Ordered floating dock for \$4000.00 w/\$750.00 for delivery. Motion by Jim Boltz 2nd Barbara Manning-passed and approved unanimously. Need to purchase steps, storage unit for kayaks.
3. Legal opinion on #110 lease. Our attorney was consulted regarding fine procedures. John gave brief history, owner was notified four times since 2018. There are five violations to consider. 1. failure to remove Tenant 2. Expiration of lease and nonrenewal 3. under age occupant 4. Non-approval of 2month lease. 5th violation will need to verify wording. Will send 14 day notice. Owner has the right to set up a hearing to go before Fine Committee. Motion by Cathy Enneper 2nd by Barbara Manning. Unanimously passed. Motion to suspend rental of unit #110 for a period of one year. Effective February 10, 2019 to February 9, 2019 (dates due to 14 day letter) all board members voted in favor except Barbara Manning who opposed. Motion passed.
4. Sprinkling system will be reinstalled on North Villas by JOSE'.
5. Long Boat non-conform ordinance will not impact Twin Shores at this time, will continue to monitor.

6. Looking for storage for Boom and sandbags. We have a trailer in maintenance building for boom and Jose' Will clean off the barnacles before storing the Boom. Looking into Rubbermaid storage for sand bags.
7. Reserves Shane suggested meeting with PCM before Financial Committee meeting.
8. Rental of storage: Two issues priority list and storage privileges **DO NOT** transfer to **renters**. Vote required to add to rule and regulations. Discussion concerning issue. Storage committee will meet to propose wording, Motion to rules and regulation go to BOD vote at February meeting to go on ballot for Shareholders March annual meeting.

NEW BUSINESS:

1. Two Year Moratorium on rental. Rental 2yr. moratorium need clarification for wording. Suggested start date April 1, 2019. Motion to rules and regulation go to BOD vote at February meeting to go on ballot for Shareholders March annual meeting.
2. Change of wording for loans by shareholders, selling, renting or loaning. Section: 11 E1 and 2: (was not added to rules and regulation) Recommend in February meeting.
3. Violation #9 resolved original issue now drapes on screen porch received complaints: Left as non-issue. #32 resolved original issue, back of unit ivy still there. This is now resolved. Motion Cathy Enneper 2nd Ken Crosthwait to acknowledge corrections are satisfactorily resolved
4. Budgeting Reserves: Shane will meet before the Financial Committee meeting.
5. Electrical inspection of units required will have 6mo. to come up to code. Suggested to have inspection at time of sale. This could cause many other issues. The board will seek legal opinion on this matter. Motion to rules and regulation go to BOD vote at February meeting to go on ballot for Shareholders March annual meeting
6. 5 year planning committee –Mandy Brewer will set up meeting for discussion on January 23, 2019 @1:00pm.
7. New registration for owners, renters and guest.. Discussed whether to have the forms up at the office, decision to keep in Club House.
8. Unit #78 Storage unit has leak in roof. This will be corrected.

FOR THE GOOD AND WELFARE

1. Does the Board have the right to demand a replacement of a unit?
2. Are we still doing meet and greets for new occupants?
3. Reminder Jan 25 party with variety of music.
4. First Notice of Annual Shareholders meeting went out. Jan. 22.

ADJOURNMENT: Meeting Adjourned at 11:22am.

Motion: Barbara Manning, 2nd Ken Crosthwait

Respectfully submitted by Cathy Enneper- Secretary Twin Shores Beach and Marina

