

TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 20, 2019

PUBLIC EXPRESSION:

Barb Bruce asked if there is a layout of Twin Shores where it shows lot lines. If a new unit is placed how do we know if they are encroaching on other's property? John said that he has not seen any layout where there is a measurement to show lot property lines in Twin Shores. Gary suggested that we have a Site Committee so when a new unit is placed on the lot it fits within the layout of the lot. At this time we can't do anything without having a plot map to distinguish the lot lines.

CALL TO ORDER:

The meeting was called to order by John Brewer at 9:05 A.M.

ROLL CALL: Cathy Enneper

A quorum was established with John Brewer, Jim Boltz, Barbra Manning, Donnie Lane and Cathy Enneper present, Peter Ross on phone. Ken Crosthwait absent. 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

Donnie Lane made a motion to waive the reading of the minutes of the January 16, 2018 BOD meeting, Barbara Manning 2nd the motion. The Motion Passed Unanimously

Motion for January 16, 2019 meeting minutes approved. Motion by Donnie Lane 2nd by Barbara Manning. The Motion Passed Unanimously.

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

CORRESPONDENCE REPORT: Cathy Enneper *No Report*

MAINTENANCE REPORT: Jim Boltz *See Attached*

PCM REPORT:Shane Raniere: Shane met with the Finance Committee for the Annual Budget. Helped with violation issue.

COMMITTEE REPORTS:

Finance: Victoria VanMeier- *See Report* **Dock Master:** Victoria VanMeier- *See Report* **Parking:** Donnie Lane-*See Report* **Sale-/Rental-Work Approved:** Linda Huber-*See Report* **Fines:**Linda Huber-Need more information before going any further with Fine.**Insurance:** Bill Tow *-No Report* **Infrastructure:** Phil Wyss/John Balerna *-See Report* **Pool:** *See Report.* **Social:** Barbara Bruce-All social activity goes to the Social Committee unless otherwise specified by Social Committee.-*See Report* **Storage:**Nancy Martin-*See Report* **Beautification:** Nancy Martin-*See Report.*

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. Motion to go no further on this violation Barbara Manning. 2nd by Jim Boltz. Motion passed unanimously.
2. Kaya floating dock: Ordered and salesman gave a reduced price. Need to purchase steps, storage unit for kayaks. Where to put the dock either in the small slip at the east end of the south side of the marina or in the south side boathouse slip if it doesn't fit in the small one.

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 Tennant 2. Expiration of lease and nonrenewal 3. Under age occupant 4. Non-approval of 2 month 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. Ongoing.
4. Reserves Shane met with Financial Committee on Reserve issue. Decision to have a reserve was addressed. Peter Ross said this may not be a good time due to our increase in HOA fees. John mentioned only one increase in HOA past 12 years. Barbara Manning mentioned originally we were buying the park so didn't do a reserve, then the Villas were another reason not to have reserve and with the pool it did not seem like a good time. Now all that is behind us and we can start a reserve. Having a reserve is like a safety net to help with upkeep of our park on issues that need to be addressed in the coming years. It was suggested that we use the money market acct. to kick start the reserve this was discussed and might be done at a later date. We are thinking of using a **Cross Utilization Reserve** that will not specify one area in where the money can be spent. Vote will go to Shareholder's Meeting on March 23, 2019. Increase our HOA by \$47.25 per month to go strictly to reserves which would be 100% or Increase our HOA by \$45.00 a quarter which is about 32% to go strictly to reserves. Motion to approve sending to vote by Shareholder's Motion by Cathy Enneper 2nd by Donnie Lane. Motion Passed Unanimously. See Finance Report to see the valid reasons why.

NEW BUSINESS:

1. Two Year Moratorium on rental. Rental 2yr. moratorium need clarification for wording. Suggested start date April 1, 2019. Send out an email blast for shareholders to express their concern for or against the two year moratorium. Motion to rules and regulation go to BOD vote at February meeting to go on ballot for Shareholders March annual meeting.
2. Electrical inspection of units required will have 6mo. to come up to code. Suggested we could have one company do the work to get a price reduction. Another suggestion was an inspection at time of sale or before renting. Nancy Cornuke said this could cause many other issues. The board will seek legal opinion on this matter. Draft to rules and regulation go to BOD send to owners for vote. By March 23, 2019 annual meeting
3. Unit #78 Storage unit has leak in roof. John Balerna and Phil Wyss are working on it.
4. Walk thru Twin Shores with Shane to inspect all units and buildings. Would like a board member to accompany Shane.
5. Updating fire place with electric ignition. John Balerna is working on this. Motion approval of electric ignition for fire place Cathy Enneper 2nd Donnie Lane. Motion passes unanimously.
6. Approval of previous BOD meeting minutes for the following dates: Nov.17, 2017-Jan. 17, 2018- Feb.18,2018, March 21,2018 - April 18,2018- Nov.21,018 Motion to approve minutes by Barbara Manning 2nd Donnie Lane
7. Twin Shores Directory – Linda Huber would like to add annual renters to the directory. Motion to approve by Donnie Lane 2nd by Barbara Manning. Motion passes unanimously.

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

