

TWIN SHORES BEACH & MARINA, INC.

BOARD OF DIRECTORS MEETING

March 20, 2019

**PUBLIC EXPRESSION:** Nancy Cornuke read letter on their concerns on the 2 yr moratorium renting issue. Based on a 2015 survey by the owners. Cathy Enneper read an opinion letter concerning 2yr moratorium on renting restrictions policy be put to a vote by the shareholders instead of being made by the Board of Directors. Vicki VanMeier voiced her opinion regarding the 2yr moratorium on rental of units.

**CALL TO ORDER:**The meeting was called to order by John Brewer at 9:24 am

**ROLL CALL:** Cathy Enneper

A quorum was established with John Brewer, 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 February 20, 2018 BOD meeting, Barbara Manning 2<sup>nd</sup> the motion. The Motion Passed Unanimously

Motion for February 20, 2019 meeting minutes approved. Motion by Donnie Lane 2<sup>nd</sup> by Barbara Manning. The Motion Passed Unanimously.

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

**CORRESPONDENCE REPORT:** Cathy Enneper Steve & Penny Koerner opinion letter was read by Cathy Enneper on their concerns on the moratorium. John Brewer explained that only 9 more landlord and they would be in the majority

**MAINTENANCE REPORT:** No Report

**PCM REPORT:** Shane Raniere: Met with Finance Committee for the finalized Annual Budget. Helped w/procedural issues.

**COMMITTEE REPORTS:** **Finance:** Victoria VanMeier- *See Report* **Dock Master:** Victoria VanMeier- *See Report*  
**Parking:** Donnie Lane-*No Report* **Sale-/Rental-Work Approved:** Linda Huber-*See Report* **Fines:** Linda Huber- *see Report:* Motion by Cathy Enneper 2<sup>nd</sup> by Barbara Manning to accept fines decisions as imposed by the board. Unanimously Passed. **Insurance:** Bill Tow-*No Report* **Infrastructure:** Phil Wyss/John Balerna -*See Report* **Pool:** John Brewer; *See Report.* Discussion to add No Smoking or Vaping to the pool sign. Motion by Cathy Enneper 2<sup>nd</sup> by Barbara Manning. All voted in favor except Donnie Lane opposed. Motion passed. **Social:** Karen Kroll- *See Report*  
**Storage:** Mandy -all storage paid for 2020. **Beautification:** Nancy Martin-*No Report.*

**OLD BUSINESS:**

1. Kayak floating dock: will be in South side Boat Basin. Kayak storage Jack Restuccia agreed to be in charge of kayak storage. Motion to charge \$100.00 a year for storage by Barbara Ann Manning 2<sup>nd</sup> by Donnie Lane. Cathy Enneper voted no. Motion Passed. Contractor said Kayak will be installed on March 21, 2019.
2. #110 Twin Shores Attorney was consulted regarding fine procedures. Fine was paid and no further action needed. Owner requested the suspension of rental on unit #110 be rescinded; see Fines Committee.
3. Reserves: Vote will take place on March 23, 2019. Please make sure you vote.

## **NEW BUSINESS:**

1. Two Year Moratorium on rental. Rental 2yr.moratorium. Twin Shores held a Town Hall Meeting where our Attorney was present and the issue was discussed at length. Further discussion by BOD pertaining to wording and start date.
2. Electrical inspection. Tabled
3. Walk thru Twin Shores with Shane to inspect all units and buildings. Board member to accompany Shane. Next year start earlier so there is time to fix problems found with units.
4. Updating fire place with electric ignition. In process.
5. Front Office Position: Discussion was held on who would be interested in this position. Motion by Barbara Manning 2<sup>nd</sup> Donnie Lane to retain Mandy Brewer at a rate of \$15.00 hr. Motion by Donnie L 2<sup>nd</sup> by Barbara Manning; Passed unanimously.
6. Outbuildings & Storage issue discussion was had concerning the ownership/usage of the outbuilding. Cathy Enneper read from the **Prospectus-Outside Bath Units Pg. 95** -
7. Census make sure office has all your information on file: 1. Assignment of Proprietary Lease 2. Shareholder interview form of Approval of sale form 3. Copy of Driver's licenses with Proof of Age and License number 4. Membership Certificate or Shareholder registration.
8. Long Range Plan; Copies available at Annual Meeting. A copy will be on the Twin Shores Web Site.
9. Seasonal Departure Form make sure you fill out form and hand/send or mail to Office. Please make sure keys are at office for all your units and outbuildings.
10. Smoking & vaping at pool to go on sign. Motion by Cathy Enneper 2<sup>nd</sup> by Barbara Manning. Opposed by Donnie Lane. Motion Passed

## **FOR THE GOOD AND WELFARE**

1. Donnie Lane said Shareholder approached him to resign and complaints he has received regarding cookouts he has hosted. He said he will stop all his cookouts and other endeavors.
2. Pat Novi spoke about parties and noise- as long as it stops before 11:00, which is in our prospectus. We should try to be a good neighbor and think of those close to the event being held.
3. Ann Dolan spoke about being neighborly.
4. Mario Novi spoke about the Association moving forward with other projects now that the pool is completed. He also mentioned about Shirley Peterson' unit. John addressed issue.

ADJOURNMENT: Meeting Adjourned at 10:37 am. Motion: Barbara Manning, 2<sup>nd</sup> Donnie Lane passed unanimously.

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

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