

TWIN SHORES BEACH & MARINA, INC.

BOARD OF DIRECTORS MEETING

APRIL 17, 2019

**PUBLIC EXPRESSION:** Paul Cornuke phoned in Ron Horn read Paul's letter on 2yr Moratorium. Linda Huber read her letter regarding the 2yr Moratorium. Gary Bruce, Barbara Manning and Bill Tow expressed their opinion on renting and the proposed 2yr. rental moratorium.

**CALL TO ORDER:** The meeting was called to order by John Brewer at 9:25A.M.

**PLEDGE OF ALLIGENCE:** All Participated

**ROLL CALL:** A quorum was established with John Brewer, Donnie Lane, Cathy Enneper, Sue Griswold, Tom Lopes, Peter Ross and Jack Restuccia present. Shane Raniere representing Progressive Community Management (PCM) present.

**CONFIRMATION OF PROPER MEETING NOTICE:** Proof of letter sent for propose rule change on 2yr moratorium PCM has varication. Board of Directors Meeting Notice was posted in accordance with Association Bylaws and requirements of Florida

**PROOF OF MAILING:** Confirmed by Shane Rainere- PCM on file.

**READING OF MINUTES:** Cathy Enneper, Secretary Donnie Lane made a motion to waive the reading of the minutes of the March 20, 2019 BOD meeting, Sue Griswold 2<sup>nd</sup> the motion. The Motion Passed Unanimously. Motion for March 20, 2019 meeting minutes approved by Donnie Lane 2<sup>nd</sup> by Sue Griswold. The Motion Passed Unanimously.

**TREASURER'S REPORT:** Sue Griswold **No Report**

**CORRESPONDENCE REPORT:** Cathy Enneper **No Report**

**MAINTENANCE REPORT:** Tom Lopes: Keeping up with issues as they come up.

**PCM REPORT:** Shane Raniere: Will be doing walk thru on units. Don't forget to get units prepared for Hurricane season.

**COMMITTEE REPORTS:** **Finance:** Victoria VanMeier- No Report **Dock Master:** Bill Barnwell- See Report **Parking:** Donnie Lane-No Report **Sale-/Rental-Work Approved:** Linda Huber-See Report **Fines:** Ron Horn- No Report. **Insurance:** Bill Tow-Add Pool Maintenance to Insurance. John Bower said all equipment for pool is insured for 1year. **Infrastructure:** Phil Wyss/John Balerna-See Report **Pool:** John Brewer - \$250.00 for 2x a week pool is checked for Chemicals/Cleaning of tile. New Pool Rules Sign completed. **Social:** Karen Kroll- See Report **Storage:** Mandy -All storage rented/ one on waiting list. **Beautification:** Nancy Martin-No Report.

**OLD BUSINESS:**

1. **Maintenance Walkthrough:** Tom Lopes and Shane will talk thru community in October/November. This will allow the shareholders to have time to correct any items listed.
2. **OUTBUILDINGS:** All Out Building (Bath & Storage) should not be locked due emergency purpose and subject to water leaks. Issue of who has rights to the Storage/Out Building is determined in rules and regulations (page 95 section 13. Outside Bath Units). Keep out buildings unlocked. Motion by Donnie Lane 2<sup>nd</sup> by Tom Lopes. Passed Unanimously. Unit owner aquired a vacant outbuilding belonging to another unit. John Brewer stated that the outbuildings are not transferable and that it should not be allowed. No one can arbitrarily take over an outbuilding that appears to be vacated. Motion by Jack Restuccia 2<sup>nd</sup> by Donnie Lane. Passed Unanimously. This may require a change in the bylaws. If necessary, we will recognize this change at the November Mtg.
3. **DEPARTURE FORMS:** Please fill out and drop off at office before leaving Twin Shores.

### **NEW BUSINESS:**

1. **Two Year Moratorium** on rentals. Discussion regarding the proposed rule change that was sent out to the owners in accordance with F.S. 719. Moratorium discussed by all present. Motion to approve Donnie Lane 2<sup>nd</sup> Cathy Enneper for proposed rule change. 6 Board members approved and one did not approve. Motion Passed
2. **Kayak Storage:** Discussion was had regarding rental fee. Decided annual rental at \$50.00 a year.. Motion to approve rental fee Donnie Lane 2<sup>nd</sup> Sue Griswold. Passed Unanimously. Motion by Donnie Lane 2<sup>nd</sup> by Peter Ross to offer only annual rentals at this time. Passed Unanimously. Kayak & Kayak Storage for Rules & Regulations see DOCK MASTER.
3. **Storage units:** Discussed what items are safe. What should not be stored send letter stating no flammable items should be kept in units due to danger of fire. Shane will have this letter sent to Shareholders.
4. **Unit #81 Occupancy:** Shareholder is not signing in when staying in the unit. This is a violation of Rules/Regulations and has been ongoing (rule & reg. states only 30days allowed .due to age restriction.) Motion to send letter and fine by Jack Restuccia. 2<sup>nd</sup> Tom Lopes Passed Unanimously.
5. **New violation unit #121** – Will send a violation letter to owner on loaning of unit over two weeks. After this letter is sent Jackie can ask for a meeting with fine committee. Hold until #121 owner responds.
6. **Twin Shores Prospectus:** Shareholders will be able to view in the coming months.

### **FOR THE GOOD AND WELFARE**

1. AED Defibrillator for Club House and Pool –approximate priced at \$1,100.00 to \$1086.00 will put on hold till November Meeting.  
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ADJOURNMENT: Meeting Adjourned at 11:20 am. Motion: Donnie Lane, 2<sup>nd</sup> Tom Lopes

Respectfully submitted by Cathy Enneper

Secretary Twin Shores Beach and Marina

