

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

PUBLIC EXPRESSION: Moment of silence for James Lee, Monica Durand and Bridget Cox

CALL TO ORDER: The meeting was called to order by John Brewer at 9:10 A.M.

ROLL CALL: Cathy Enneper, Secretary

A quorum was established with John Brewer, Sue Griswold, Donnie Lane and Cathy Enneper present, Tom Lopes, Jack Restuccia. Peter Ross 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 -November 13, 2019 1:00pm

READING OF MINUTES: Cathy Enneper, Secretary

John Brewer called to read the minutes meeting from April 17,2019. Cathy read the new/old business. Meeting minutes. Motion to approve April meeting minutes by Donnie Lane and 2nd by Sue Griswold.

TREASURER'S REPORT: Sue Griswold ***See Attached***

CORRESPONDENCE REPORT: Cathy Enneper_ Peter Ross- ***See Attached***

MAINTENANCE REPORT: Tom Lopes

1.Adding pump by unit #79 will give park a total of total of eight pumps to help with water drainage. 2.Trees have been trimmed. 3.Our Club House and Deck have problems with erosion/ settling. Will not address this issue during season due to activities. 4.New air conditioner for Park owned unit #51 and Office. 5.Unit #51 will need stairway replace soon. 7.Will reface front of maintenance building in stages-getting estimates.

PCM REPORT: Shane Raniere: PCM starting January 1, 2020, they will install a new system but keep the old system information until all is reconciled. If you are using automatic payment there is no problem. Do not send quarterly checks to the office at Twin Shores or to PCM, there will be a charge of \$5.00 if you do. Please make checks payable to TWIN SHORES BEACH & MARINA - Address: PO Box 30061, Tampa Fl. 33630-3061

COMMITTEE REPORTS: **Finance:** Victoria VanMeier- *No Report* **Dock Master:** Bill Barnwell- *No Report* **Parking:** Donnie Lane **Sale/Rental/Work Approved:** Linda Huber-*See Report* ****motion to approve all sales/rentals/work- Jack Restuccia and 2nd Tom Lopes Approved all sales/rentals/work. Passed unanimously*** **Fines:** Linda Huber-*No Report.* **Insurance:** Bill Tow-reviewing fees **Infrastructure:** Phil Wyss/John Balerna *See above Maintenance Report.* **Pool:** John Brewer: all good **Social:** Karen Kroll- *No Report* **Storage:** Mandy-storage paid thru March 2020. **Beautification:** Nancy Martin-will be planting flowers

OLD BUSINESS:

1. A motion was made by Jack Restuccia: concerning Unit 81 and a Violation of Rules which state 1. "All unit owners, renters and guests must sign in and sign out with a unit number, vehicle description and license plate number when staying overnight, and, 2. An occupant under the age of 55 is limited to 30 days per the calendar year unless accompanied by an occupant who is 55 or older".

The motion - "Occupant does not sign in the logbook and is an underage occupant overstaying the time allowed per rules and regulations. Send a notice of violations letter by PCM and the matter be referred to the Fine Committee."

The motion was seconded by Tom Lopes. Unanimously approved.

2. AED Defibrillator -Motion to buy 2 AED's Jack Restuccia 2nd Sue Griswold. Unanimously Approved.

NEW BUSINESS:

1. 1.Speed Bumps. Checked with fire station not a problem. Put on hold until January meeting.
2. FLORAC certification training- set for March 4 for anyone interested in running for board. Four positions open- Cathy Enneper, Donnie Lane, Jack Restuccia & Peter Ross.
3. New lighting for main road. Club House will have a list of units that are required to have new lighting. Fixtures will be provided; Contact Tom Lopes or Jack Restuccia to receive your lights. Shane said to thank John Brewer for all his hard work on this matter.
4. Maintenance Building -Will reface maintenance building in stages-getting estimates.
5. All Committees update all members and your mission statement.
6. Update Rules & Regulations Committee- Linda Huber, Mandy Brewer, Cathy Enneper, Vicki VanMeier and Elaine Rufener. Need to set up meeting. Suggestions are welcome submit to Linda Huber.
7. Copies of Rules & Regulations need to be in all units. Up to owners who rent to provide this information. Suggested to give at meet and great renters/new owners, also available on web site.
8. Club House foundation/deck- Our Club House and Deck has problems with erosion/ settling. Will not address this issue during season due to activities.
9. Trash Collection: Additional dumpsters added immediately due to Thanksgiving and Christmas. Dumpsters are not to be used for construction/restoration projects. They may be used on Sunday night or Thursday night if space available. Break down all materials so lids can be closed
10. Update electronics of sound system -Social Committee looking into the sound system.
11. Sign in required for all owners, renters and guest, must sign in and out. State Law
12. Out Buildings, aka Limited Common Element (LCE) per the Florida Statue 718.103 are owned by HOA. It was brought to the attention of the Board of Directors that a portion of a common area with a hot water and minimal storage area has been reconfigured with two additional walls and a door to create a separate laundry room adjacent to units #10 and 11.

Any structural changes to limited common elements are not allowed without HOA approval.

A motion was made by Cathy Enneper to direct the unit owners to restore the specific area to its' previous status as an open space for light storage and a water heater by removing the two walls and the door. The motion was seconded by Sue Griswold. Unanimously approved.

13. Office wants all shareholders to make sure we have your correct phone number, address and email. Office is required to have keys for all units and outbuildings.

2020 Elections will be held in March and want to make sure each unit gets their information for voting

FOR THE GOOD AND WELFARE

Board should discuss issues but not make it open for discussion on all issues.

Thanks all who are here in the summer and take care of Twin Shores

ADJOURNMENT: Meeting Adjourned at 11:30 am. Motion: by John Restuccia 2nd by Sue Griswold

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

