

TWENTY- FIRST SHAREHOLDERS.MEETING

BOARD OF DIRECTORS MEETING

March 23, 2019 10:00 AM

CALL TO ORDER:

The meeting was called to order by President: John Brewer at 10:08 A.M at Twin Shores Beach and Marina Inc. Clubhouse located at 3740 Gulf of Mexico Drive, Long Boat Key, Florida 34228

PLEDGE OF ALLEGIANCE: John Brewer

MOMENT OF SILENCE: John Brewer asked for a moment of silence in honor of the Shareholders we have lost this past year. Fred Huber, Janet Delande, Charles Craig, Marilyn Goldstein, Trish Kelly, Barb Dus, Frank Magdic, John Ashley, Brigit Cox and Monica Durand.

ROLL CALL: Present Board of Directors- John Brewer, Cathy Enneper, Donnie Lane, Barbara Ann Manning Petr Ross by phone. Ken Crosthwait. Jim Boltz resigned.

PCM Management Shane Raniere conducted the roll call at the door as shareholders came in the Clubhouse.

A quorum was established with 75 Shareholders either present or by proxy. 49 Shareholders are required to make a quorum.

CONFIRMATION OF PROPER MEETING NOTICE:

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

READING OF MINUTES: Cathy Enneper, Secretary

Secretary Cathy Enneper read the minutes of the March 24, 2018 Shareholders Meeting. Motion to approve the minutes of March 24, 2018 Annual Shareholders Meeting, Motion by Steve Chapin 2nd by Ken Crosthwait. Passed Unanimously

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

PRESIDENT'S REPORT: Reflecting back on the Fiscal year of 2019; Our dream of new pool became a reality, we hoped to raise \$50,000.00 and raised \$66,480.28. Our HOA cost totaled \$89,917.00 by the end of March we anticipate \$99,625.00. Kayak launch is installed, lighting on the south side was completed, dealt with red tide issues, installed electric starter for the fire place, added a Tiki Bar to our pool. Established a fine committee and our first fine. Met with LongBoat Commission preserving our non-conforming status and not requiring permits for various items like roofing, window replacement, siding. Received a clarification on mobile unit replacement, two new units have since been installed. Special note to our Social & Infrastructure Committee's; Social for many fun times at the club house (Elvis, St.Patrick's party, Saturday coffee and doughnuts) to Infrastructure for drainage of roads, plumbing & electrical issues. The completed Long Range Plan for 2019-2024 and is available on Web Site under owners information.

Many thanks to our Shareholders, Renters and Committees Members who have helped Twin Shores accomplish all we have this year.

PCM REPORT: Results of Voting for Reserve Funding and Cross Utilization. 75 Shareholders

Final tally for Reserve Funding: **4**-Fully Funded **69**-Partial Funded **2**-Abstained Final tally for Cross Utilization of Reserve Funding: **66** –Yes **8**- No **1**-abstained. To meet quorum 49 was needed met with 75 shareholders present and by proxy.

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*. Insurance: Bill Tow-*No Report* Infrastructure: Phil Wyss/John Balerna –*See Report* Pool: John Brewer;*See Report*. Social: Karen Kroll- *See Report* Storage: Mandy all payment for storage units due by April 1st..**Beautification:** Nancy Martin-*No Report*.

Waiver of Formal Audit: Donnie Lane asked for a motion to waive the formal audit. Motion by Mario Novi 2nd by Bob Martin- Passed Unanimously

OLD BUSINESS: No Old Business

NEW BUSINESS:

1. Two Year Moratorium on rental. Rental 2yr.moratorium need clarification on wording before settled.
2. Electrical inspection of units waiting for legal advice. 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 will stay with Mandy Brewer at a rate of \$15.00 hr. Motion by Barbara Manning 2nd Donnie Lane. Passed unanimously.
6. Outside Baths & Storage issue see-Prospectus-Outside Bath Units Pg. 95
7. Census make sure office has all information for 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. Keys for units and outbuildings for all units a copy should at the Office.
8. Long Range Plan office for copy or look on our 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. No Smoking & vaping at pool. Motion by Cathy Enneper 2nd by Barbara Manning. Opposed by Donnie Lane. Motion Passed

ANNOUNCE NEW DIRECTORS: John Brewer, Tom Lopes, Cathy Enneper, Donnie Lane. We will determine two board members at the Organizational Meeting.

FOR THE GOOD AND WELFARE:

1. Mario Novi inquired what is happening at the South Villas: the Villas are currently for sale. The owner is in arrears in HOA fees. Owner will not be able to rent any of the Villas until his fees are paid in full.
2. What do we do about the outbuildings that are locked now? Shareholders make sure office has keys.
3. Bill Tow inquired about the status of fine on Villa #110? Fine is paid in full.
4. Mario Novi said we should make sure all our BOD want to be on the Board and be here for meetings. Realizing that some are not full time residents. There should be an effort to be at all meeting either in person or on phone.
5. Census if Office needs information missing from the shareholders folder. Will be notified.
6. Marilyn Chapin mention during Infrastructure Committee Report about copper shield for grill to catch grease and keep grills clean. Marilyn said she would be glad to purchase this for the park.

ADJOURNMENT: Meeting Adjourned by John Brewer at 10:41 am. Motion by: Barbara Manning, 2nd by Donnie Lane

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

