

TWIN SHORES BEACH & MARINA, INC  
BOARD OF DIRECTORS MEETING  
MARCH 18, 2020

PUBLIC EXPRESSION: None

CALL TO ORDER: The meeting was called to order by John Brewer at 9:06A.M.

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

CONFIRMATION OF PROPER MEETING NOTICE: Notice was posted in accordance with Association Bylaws and requirements of Florida

READING OF MINUTES: Cathy Enneper, Secretary Jack Restuccia made a motion to waive the reading of the minutes of the FEBRUARY 19,2020 BOD meeting, Donnie Lane 2<sup>nd</sup> the motion. MOTION PASSED Jack Restuccia made a motion to approve the FEBRUARY 19,2020 minutes Donnie Lane 2<sup>nd</sup> motion. MOTION PASSED

TREASURER'S REPORT: Sue Griswold, Report Attached

CORRESPONDENCE REPORT: Cathy Enneper, No Correspondence

MAINTENANCE/ INFRASTRUCTURE REPORT: Tom Lopes –attached

PCM REPORT: Shane Raniere; Shane suggested we postpone our Shareholders Meeting on March 21,2020. John checked with our legal department. Legal said keep the meeting as stands on March 21, 2020. We will have BOARD members present. Three shareholders as counters and four shareholders as observers. Ballots will be opened by the three shareholders and observed by the four shareholders. Shane will talk to the 3 shareholders on the correct procedure of counting votes. Shane will send all voting information today March 18,2020 by priority mail to Twin Shores Beach & Marina Office to receive all information by Saturday, March 21,2020 for our Shareholders meeting. We opted to a partial 32% funding for the reserves instead of 100%. Which results in an increase of \$7.00 per quarter. Our HOA Fees will be increased \$652.00 per quarter.

Voting for reserves and cross utilization of reserves will need a proxy if the shareholder is online. Shane met with the Finance Committee for 2020-2021 Budget.

COMMITTEE REPORTS: Finance: Victoria VanMeier- see attached Dock Master: Bill Barnwell-see attached Parking: Donnie Lane-see attached Fines: Ron Horn-No Report Insurance: Bill Tow-No Report Pool: John Brewer: No Report Social: Karen Kroll-see attached Storage: Mandy Brewer-contracts need to be in by April 1. Beautification: Nancy Martin- Thanked Al&Dottie Vanlten for the flowers in front of our Community Sale-/Rental/Work: Linda Huber-see attached

NEW BUSINESS:

1. Storage Rentals-Looking into changing fees by size of storage unit.
2. Villas are in need of maintenance.
3. Volunteer Luncheon (CANCELLED)
4. Out Buildings when selling unit- Inform the buyer these are not unit owned. During owner's interview- make owner aware these are not owned by shareholder. Infrastructure wants to be included during owner's interview.

OLD BUSINESS:

1. Turtle Lighting-
2. Reface Maintenance- looking at estimate
3. Clubhouse foundation between Ram Jack and Certified Foundation. Money was budgeted. April meeting will vote for approval of Company.
4. Units 10&11–waiting for electrical inspection, plumbing passed. After all approved fine will be issued.
5. JV Landscaping will go over contract
6. Bath House Issue between Unit 3/ Unit12. After much discussion the decision for Bath House to stay with Unit 12. Motion made by Jack Restuccia for Unit 12 to keep bath house. Second by Sue Griswold

Good & Welfare: Research new shower for Pool, problem with hot & cold temperatures

ADJOURNMENT: 10:15 am Motion by Sue Griswold Seconded by Jack Restuccia  
Secretary: Cathy Enneper

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