

Twin Shores Beach and Marina, Inc.

Treasurer's Report

November 18, 2020

Operating Account (less pre-paid)	\$176,422.78
Money Market	\$162,657.81
Reserve Money Market	\$ 74,766.91
Petty Cash	\$ 372.00
Pre-paid (28 Units)	\$ 10,231.80
Total Cash on Hand	\$424,451.30

Past Due HOA fees, Late Fees and Administrative Fees from 16 shareholders in the amount of \$9,930.00

HOA Dues	\$2,031.00
Gas/Hot Water	\$ 286.00
S Villas	\$7,455.00
Late Fees	\$ 118.00
Admin Fees	\$ 40.00

Of this amount, \$6,814.00 is currently due, \$20.00 is over 31 days, \$25.00 is over 61 days and 3,071.00 is over 91 days.

Sue Griswold 11/18/2020
November 18, 2020

Board Meeting

President's Report

Marina — New seawall construction going well

Storm — worst in 22 years, my opinion, lots of damage, mostly flooding of units, lift station, clubhouse, sewage backing up into Villas, lost 2 slips

Clubhouse, Villas, Marina, etc. Insurance being handled by Bill Tow

ServPro is handling mediation and reconstruction, North Villa owners must vacate their units. Clubhouse damage being evaluated by ServPro

Units 10, 11 update on laundry approval by LBK — requires a 2" drain line versus the current 1.5"

Unit 51(Tree House) —new water heater, new trex deck and stairs installed- looks great Front office

— new stairs, deck and rails — many thanks to Jack Bringer, Jack Restuccia and Tom Lopes — looks great and saved us \$\$\$.

Clubhouse sound system presentation will be held at an upcoming social committee meeting.

Kayak launch was cleaned and supports were added to 42 Dock rails.

I have had two meetings with three LBK Building department officials concerning the new FEMA regulations concerning the height at which new modular homes must be installed.

All new modular homes must be installed at a height of 7 to 9 foot based on a formula.

The regulation is effective January 2021 and becomes mandatory on January 1, 2023. For various reasons, some associations and lobbyists are seeking possible exceptions to the rule.

LBK has a mandatory mask ordinance in effect thru March 31. Many of our social functions have been cancelled. To date, there are three cases of Covid 19 at Gulf Shore.

Please be cautious and consider: social distancing and masks when entering the clubhouse.

Also, all incoming owners, renters and guests should consider self-quarantine.

REMINDERS — clippings from landscaping, etc. need to be bagged and left on the street for JV Landscape pick up.

PLEASE ADHERE TO RECYCLING RULES...

ONLY: Plastic bottles, glass, small or cutup cardboard, newspapers, magazines, aluminum cans and tin cans ABSOLUTE NO-NO: Styrofoam, egg cartons, mailing envelopes, bubble wrap, tissue paper, junk mail, wrapping paper, bows, plastic bags of any kind, cardboard boxes with plastic windows, plastic take-out containers, light bulbs and no broken glass.

ALUMINUM CANS: Only in the recycles bins or the adjacent plastic garbage can.

Thank you and Best Wishes to all

John Brewer

As of today all but 4 slips are leased. See attached list of slips assigned. Note: slip #2 is leased to Merrick Garland but was left off this document.

During the recent Tropical Storm ETA, three finger piers were either destroyed or severely damaged. Cleanup and repairs have yet to be accomplished.

Ron Horn, assistant Dock-master has researched a plan to replace the piers with a floating system. A presentation to the Board is in the works.

Also, with the undergoing construction of the sea wall AND with the COVID-19 situation I do not plan on leasing any new slips to non-residents of Twin Shores.

A leasee of slip #3 has been advised to vacate the slip by Dec. 17th due to failure to maintain his vessel after repeated warnings.

A lease also had to be temporarily berthed in another slip due to being unable to return to their slip due to the arrival of the floating barge working on the sea wall.

The purchase of the floating blowers is on hold for now due to the recent damage to the piers AND to problems I have had obtaining a commercial account with West Marina. An application has been submitted but I have not received approval back.

Kayaks slips remain full for this Fiscal Year. No damage occurred to the Kayak storage during the recent storm.

Respectfully submitted,

Bill Barnwell Dock master

NEW

Boat Slips

	NAME	UNIT	Date
1	Horn		
2		102	03/07/2020
3	Seton		
4	Mellon	95	5/1/2020
5	Pratt	98	3/2/2020
6	Secor	NR	7/7/2020
7	Cathy Carter	11	3/13/2020
8		53	1/15/2020
9	Champagne		
10	Restricted	95	3/10/2020
11			
12	Clark	NR	6/29/2020
13	Clark	121	4/15/2020
14	Bullock	NR	3/25/2020
15	Media, Diaz	92	3/22/2020
16	Garcia	20	3/22/2020
17	Cornuke	122	11/1/2020
18	Sykes	NR	7/1/2020
19			
20	Restricted		

9/30/2020

NR- Non resident

Infrastructure 2020

Biggest project obviously marina wall

Many meetings with various contractors/John/ Balerna/ johnbrewer/Paul Cornuke job in progress now.

John brewer had meetings for sound system at clubhouse

Had trees trimmed again this year

John brewer hired a man to install 4x4 post to assist in supporting the rails on boat slips

o Owner of south villa's redid the road in front of villas with pavers

Capped of an old water well in storage room behind pool
Removed old stairs at unit51 rental unit and replaced with new stairs also installed new a/c unit at same location
Cut grates over pumps making it easier to remove them
Removed flapper at marina wall and cleaned off barnacles then replaced.

John brewer had all new batteries installed in clubcab golf cart

Also many other things that others like bill tow have been involved in this past summer.

Parking Report

#72 was given notice that their car needed to be licensed and registered by Monday Nov. 16th or it would be towed off park property. I am in the process of finding a towing company to come tow it.

#41 will be notified that their permanent parking spot will be their carport and not on the street.

Several parking spots on the south side of the clubhouse have been reassigned.

We are still having problems with some guest not signing in, Please inform your overnight guest to sign the book and display parking permit on dash.

Submitted by

Donnie Lane

Rental

Already Approved

1. #1 Franco to Al & Dottye van 'ten Jan. 1, 2021- March 31, 2021
2. #5A Estate of Marilyn Goldstein to Jack Bush Jan. 1, 2021 — April 30, 2021
3. #26 Huber to Frederick & Priscilla Tirabassi Jan. 1, 2021- Feb. 28, 2021
4. #32 Kellow to Ute Marquez & Enrique Vela July 1, 2020 — June 31, 2021
5. #40 Amaral to Steve & Cathy Enneper Jan. 1, 2021 — May 31, 2021
6. #73 Bender to Patricia Terry & Ton van Wijk July 1, 2020 — July 1, 2021
7. #83 Horn/Roederto John & Linda Sellinger Sept. 1, 2020 — Aug. 31, 2021
8. #89 Seitz to Steven & Deborah Scherr Dec. 1, 2020 - Dec. 1, 2021
9. #95 Champagne to Keith Pedder Jan. 1, 2021 — March 31, 2021
10. #104 Bokesch/Gustafson to Jill Zachariasse Oct. 1, 2020 — Oct. 1, 2021
11. #121 Clark to James Clabaugh Aug. 12, 2020 - Nov. 12, 2020
12. #123 Cornuke to John & Florence Winter Jan. 1, 2021 — Feb. 28, 2021

Loans:

1. #3 Ogburn to nephew Todd Yocum and wife Chandra June 20 — 29, 2020
2. #5 Kremer to son Brian DeKeyzer and family June 3 — 20
3. #5 Kremer/ Muller to son Greg Muller, his wife and 4 small children July 3 — 12, 2020
4. #11 Secor to son Scott and family June 7 — 17, 2020
5. #11 Secor to Tony Traska and family June 21 — 28, 2020
6. #19 Lopes to sister — in — law and husband Aug. 3-9, 2020
7. #26 Huber to brother and sister-in-law, Rick & Myra Hegmann Nov. 16- Nov. 30
8. #38 Restuccia to his brother, Paul July 3 — 5, 2020
9. #40 Amaral to Diane McLaughlin June 1 and June 15, 2020.
10. #45 Rodriguez to Allan Roeder Aug. 31, - sept. 6, 2020
11. #52 Rufo to Mike Eckman 4/30/20 - 5/7/20
12. #52 Rufo to cousins Roger & Sue Adams June 23-26, 2020
13. #77 Mazzoni to Chris & Ashley Lee and children July 3 — 16, 2020
14. #79 Richard to son and girlfriend Aug. 15 — Aug. 16, 2020
15. #79 Richard to their son Aug. 29 — 30, 2020
16. #84 Furniss - Bolter, Griswold, McCambridge — to Bolter's daughter and son-in-law. Stephi & Justin Roop, Oct. 4 — 10, 2020
17. #87 Hegmann to Jim Polito & Fran Maccarrone for the time needed to repair/install deck & stairs at #51
18. #87 Hegmann to Steve & Cathy Enneper Sept. 3 as long as needed
19. #123 Cornuke to grandson Joshua Beoddy and his wife Brittany May 5 — 6, 2020

20. #123 Cornuke to grandson, Micah Beoddy and his wife Carrie, May 29 — 30, 2020
21. #123 Cornuke to friends Mike & Leesa Worley June 11 —22, 2020
22. #123 Cornuke to friends Kirsten & Zane Whitfield Oct. 8 — 14, 2020

Sales:

Already Approved

1. #44 Mills to Mike & Julie Dietz and Dorothy Yenokian
Approved Nov. 14, 2020
- 1, #58 Tew to Cathy Cartier
Approved Oct. 14, 2020
2. #80 Wyss to #79 Christopher & Nancy Richard
Approved May 22, 2020
3. #106 Willers to Antoinette Fiumos & Arnold Smolen Approved May 7, 2020

Transfer:

Already Approved:

1. #122 & #123 Cornuke
Transfer title from Paradise Properties, LLC to Nancy J. Cornuke, Revocable Trust
Approved Nov. 3, 2020

Work to be done by Shareholder:

Already Approved

1. #7 Boley/ Smentowski Paul & Nancy Cornuke, managers
Request permission to remodel the "Florida room": replace windows, finish the wall, replace the door and do stucco siding painted the same color as the rest of the unit (Sherwin Williams #7022 Alpaca) Approved May 3, 2020
2. #7 Boley/Smentowski — Paul & Nancy Cornuke, managers
Request permission to replace the old wooden fence located on the north side of the property separating it from Beach Harbor. They plan to replace it with a white vinyl fence.
Approved October 17, 2020
3. #7 Boley/Smentowski — Paul & Nancy Cornuke, managers
Request permission to install a metal roof-over on the storage shed attached to the carport. Approved October 27, 2020
4. #40 Amaral
Requests permission to plant palm trees along the north side of his unit.
Approved May 4, 2020
5. #45 Rodriguez

Requests permission to install 2 Rubbermaid storage cabinets (2)(6 & 4)(5) in his carport
Approved April 24, 2020

6. #53 Medina

Requests permission to remove 2 small palm trees which she feels could become a hazard and redo landscaping with new river rock or marble chips and a walkway pad similar to #92.

Approved Sept. 10, 2020

7. #60 Urse — request made by Jay Davis, son — in — law Requests permission to make the following renovations:

1. Replace all windows with white vinyl windows
2. Replace exterior doors — colors will remain the same
3. Replace vinyl siding — colors will remain the same
4. Remove large palm tree that is coming up through the back deck.

Approved July 2, 2020

8. #70 Brewer

Requests permission to paint the 6 shutters on their unit. The color is a navy blue.

Approved May 13, 2020

9. #79/80 Richard

Requests permission to remove the wooden deck and install pavers on the entire left side of #80 leaving a space of 12 in. between the pavers and #81. The steps leading up to the door to #80 will be filled with stone. Approved June 23, 2020

10. #80/Richard

Requests permission to change the trim color to Steely Gray for the awnings, trim around the screed porch and the back staircase. Approved Oct. 28, 2020

11. Flynn

Requests permission to replace the pillars under the unit which have deteriorated. The work will be done by Florida Anchor & Barrier Co. Approved July 23, 2020

12 #99 Enneper
Requests permission to replace the unit on lot #99. It will have the same footprint as the old unit. The dimensions will be 42 ft. by 24 ft. The siding color is Truwall Olive. Jacobsen Homes is the contractor. Approved Sept. 18, 2020

13. #110 - #116 Baird

Requests permission to install pavers in front of units #110 - #116. The asphalt will be dug out and replaced with the pavers. The Marina sea wall by the wet slips will not be touched. The pavers will match the existing pavers at the end of the driveway at the Bay and the pavers on the North side.

Approved June 25, 2020

14. #110 - #116 Baird

Requests permission to add square flower boxes on each side of each door to the units and rerock landscape the palm trees and the marina and the two circular trees at the end by the water using a crushed granite look. Approved Nov. 3, 2020

15. #106 Smolen/ Fiumos

Requests permission to install an 18 ft. X 10 ft. retractable awning with a projection of 10 ft. made by Sun Protection of Florida. The poles are white and the fabric is called Putty Regimental with valances called Sea Wave. It has wind sensors. Approved June 24, 2020