

TWIN SHORES BEACH & MARINA, INC
BOARD OF DIRECTORS MEETING
April 15, 2020

PUBLIC EXPRESSION: None

CALL TO ORDER: The meeting was called to order by John Brewer at 9:00A.M.

ROLL CALL: A quorum was established with John Brewer, Sue Griswold, Donnie Lane, Tom Lopes, Rick Armarl and Cathy Enneper present, Richard Hegman (on phone). Shane Raniere representing PCM (on phone).

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

READING OF MINUTES: Cathy Enneper, Secretary Cathy Enneper made a motion to waive the reading of the minutes of the March 18, 2020 BOD meeting, Sue Griswold 2nd the motion. PASSED Unanimously Cathy Enneper made a motion to approve the March 18,2020 minutes Sue Griswold 2nd motion. PASSED Unanimously

TREASURER'S REPORT: Sue Griswold, Report Attached

CORRESPONDENCE REPORT: Cathy Enneper, No Correspondence

MAINTENANCE/ INFRASTRUCTURE REPORT: John Balerna & Tom Lopes –will meet and decide which company to hire for work to be done at Clubhouse. Motion made by Donnie Lane to go ahead with Clubhouse construction, 2nd by Sue Griswold. Passed unanimously

PCM REPORT: Shane Raniere: Building closed, open for employees only 2/3 employees at one time. Managers working from home. Scan any bills coming in and Shane will pay the bills. Linda and Shane are completing rental applications.

COMMITTEE REPORTS: Finance: Victoria VanMeier-No Report Dock Master: Bill Barnwell-see below; new business Parking: Donnie Lane-see attached Fines: Ron Horn-No Report Insurance: Bill Tow-No Report Pool: John Brewer: ordering pool sign Social: Karen Kroll-No Report- See Sue Horn if need to book date. Storage: Mandy Brewer: Full there is a waiting list. Total collected \$2,750. Beautification: Nancy Martin- No Report Sale-/Rental/Work: Linda Huber-see attached

OLD BUSINESS:

1. Turtle Lighting- Still working with Turtle Conservatory. Issue of how long to keep turtle safe lighting (6mo.vs 12mo.). Final inspection next week with John Brewer.
2. Reface Maintenance Building- on hold because of Coronavirus.
3. Clubhouse foundation between Ram Jack and Certified Foundation. Money was budgeted. Motion made by Donnie Lane to move ahead with construction 2nd Sue Griswold. Passed unanimously.
4. Units 10&11–John working with Long Boat Key Building Inspector. Needs Key to Bathroom to complete inspection. Mr. Secor thanked John for all his time and work.
5. JV Landscaping will go over contract. 2% increase. Please do not talk to Landscapers if questions call: Tom Lopes, Vicki VanMeier or John Balerna. Shareholders please get permission before you plant any trees. Norfolk Pines are not to be planted in Twin Shores Beach & Marina Inc.

NEW BUSINESS:

1. Boat Docks- 8 paid dock rentals. Kayaks all renewed yearly lease. For our boat basin we will purchase 2 Kasco Marine Horsepower circulators and use our 1 thrusher (this will make 3 to circulate water/grass in boat basin. Purchase 3 flotation devices. Motion to approve purchase of equipment Rick Armarl 2nd Donnie Lane. Passed unanimously. Instead of Grinder will try a PCV Pipe down by fish station. Others have used this method and it works.
2. Storage Rentals-Looking into changing fees by size of storage unit at a later date.
3. Villas are in need of maintenance. John & Shane will send a letter to owner. Pressure release requires monthly maintenance. Painting / gutter cleaning outside units.
4. Review of Rules & Regulations meeting scheduled at 3:00pm tomorrow for BOD to approve before sending out to Shareholders.

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5. In case of emergency we need to have all renters phone numbers and email address. For their safety. Linda will provide a copy for John Brewer to contact renters.
6. Unit/Sale and estoppel letters. Twin Shores Beach & Marina need for PCM to let us know when an estoppel letter is sent without the BOD approval. If stated that there is no BOD approval, Twin Shores Beach & Marina should be notified. Our BOD always interviews prospective buyers before sale goes through.
7. JV Landscape is responsible to call for pickup of yard waste container by workshop.
8. 3ft clearance between and in back of units is not always possible, make sure there is room for each unit shareholder to work around their unit when needed.
9. Unit 51 estimate to replace deck/stairway is between \$4,000.00 and \$6,000.00. Tom Lopes made a motion to get this work completed, 2nd by Rick Amaral. Passed unanimously.

Good & Welfare: Pool: Rick Armarl mentioned to stay safe using the pool. Remember 6ft.rule, use sanitize wipes for chairs/handrails for safety.

Nancy Martin mentioned all animals should have vaccination. This is done at the time of registering your animal with National Service Animal Registry. You should carry these papers with you at all times, copies in office. Nancy mentioned that docks need painting,.

Mike #108 asked about flood insurance. Shane said this was paid in January 2020.

Adjournment: 10:55 am. Motion by Donnie Lane 2nd by Dick Hagmen.

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