

TWIN SHORES BEACH & MARINA, INC.  
BOARD OF DIRECTORS MEETING  
January 20, 2021

**Pledge to the Flag**

**Moment of Silence-** Bruce Kelly and Mario Novi

**Public Expression** Regarding Agenda items-None

**Call to Order:** 9:00 a.m. by John Brewer

**Roll Call** Present: John Brewer, Sue Griswold, Donnie Lane and Cathy Enneper  
Absent: Tom Lopes, Richard Hegmann & Rick Amaral.

**Reading of Minutes:** Donnie Lane Motioned to wave reading of November 18<sup>th</sup> 2021 minutes Sue Griswold 2<sup>nd</sup>. Motion passed unanimously. Cathy Enneper Motioned to accept the November 18<sup>th</sup>2021 minutes Donnie Lane 2<sup>nd</sup>. Motion passed unanimously. Cathy Enneper Motioned to accept the April 18 BOD meeting minutes. Donnie Lane 2<sup>nd</sup>. Motion passed unanimously.

**Treasurer Report:** Sue Griswold See Report- South Villas need coupon book

**Correspondence:** None

**Infrastructure Maintenance:** See Report

**Progressive:** Working on Fiscal Year- Budget. Letter #72 violation letter sent. Working on 1<sup>st</sup> notice of Shareholder Meetings to go out 40days before Shareholder meeting March 27,2021.

**COMMITTEE REPORTS**

**Finance:** No finance report until Budget is started. **Rental and Sales:** See Report **Parking:** See Report **Beautification:** See Report **Insurance:** Discuss North Villas/ Club House amount Insurance damage claim and amount request from Insurance. Waiting for proof of claim. **Social:** Due to Covid19 nothing planned as of now. **Dock Master:** Slip #3 sending another letter for removing sinking boat. **Pool:** Only Maintenance. **Fine:** None **Storage:** See Report.

**OLD BUSINESS:**

1. Received two bids for Maintenance Building. Accepted our best bid and work starts next week.
2. Motion by Sue Griswold to fine units #10 & #11 for the expense to Twin Shores. 2<sup>nd</sup> by Cathy Enneper. Letter will be sent to #10 & #11. Legal fees totaled \$800.00.
3. Update circulators, floating devices, PVC Pipe. Third Letter to owner of slip #3 for removal of boat. Bill Barnwell looking into getting boat out now. BOD Tabled until Feb. BOD vote on fine at \$100.00 a day starting April 1<sup>st</sup>, 2021 if not out of the slip. Bill is looking into getting a Commercial Account to enable us to receive a discount of purchases.
4. Phase III Vicki waiting for Korps input. This is up to South Villa owners' to have their lawyers file a Conversion Report.
5. #121 verifying owners paid for tree removal. Sue will be checking back to verify payment.
6. Estoppel letters' not really an issue. Shane explained that our Interviews are later than the buyers' closing. The letter will check NO Estoppel and we get a call and resolve issue.
7. Rules & Regs; Motion by Sue Griswold for BOD approval of our Rules and Regs.2<sup>nd</sup> by Cathy Enneper. Will mail them out to all owners. Owners be sure you leave a copy in your unit.
8. Patio completed waiting for railing. **DO NOT GO ON PATIO UNTIL RAILING IS INSTALLED.**
9. Out Buildings when interview new owners let them know that these are Corporation owned and Owners' are responsible for maintenance.

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**NEW BUSINESS:**

1. Walk thru Twin Shores Donnie Lane, Tom Lopes & Shane Raniere will walk thru park making sure all are presentable. You will be notified if there is an issue. Donnie will add numbers to all out buildings.
2. Six outbuildings are having drainage issues. Concrete work has already started and all other issues will be addressed after completion of job. If key for outbuilding does not work a letter will be sent to owner letting them know we need a key. If no response we will look into further action.
3. Letter will go out to #90 –Noise from barking dog and no dogs are allowed on beach.
4. #32 not responding to rental form needing filled out for 2020-2021 season.
5. #73 noise issue letter sent January 13,2021- resolved. #72 unregistered car parked issue resolved but also needs to do painting and other upkeep.
6. Unit #51 problem with uneven floors. Will get a bid for support beam to resolve issue,
7. Umbrella insurance is renewed.
8. #32 not filling our annual renting form for the 2020-2021. Each year you have to fill out the rental form for our records.
9. Communicate with renters in an emergency. This is all on the forms we have in our office.
10. Comfort animals make sure rules are updated. Unit #90 will send letter out for all the barking. They also have to be notified no dogs on beach per Long Boat Key's rules.
11. Rick Amaral resigned in December. BOD needs to fill his position for the remainder of his term.

John Brewer mention he would like John Balerna to be a fill in for Rick. John has worked in our park and knows all the infrastructure.

Donnie Lane made the motion for John Balerna to fill in for remainder of Rick Amaral's term. Cathy Enneper 2<sup>nd</sup> the motion.

Discussion about considering other owners for position of Rick Amaral term.

Donnie made a motion to rescind his vote for John Balerna to fill in for Rick Amaral's term. 2<sup>nd</sup> by Sue Griswold. Passed unanimously.

Opened up the floor for other nominations. Only two names came up during this discussion. John Balerna and Ron Horn.

a) Sue Griswold made a motion to nominate Ron Horn to fill in for Rick Amaral's term. Donnie Lane 2<sup>nd</sup> the motion.

a. Vote was 2 yes and 2 no Motion Failed

b) Cathy Enneper made a motion to nominate John Balerna to fill in for Rick Amaral's term

a. Vote was 3 yes and 1 no. Motion Passed

Motion passed for John Balerna to fill in for Rick Amaral's term

12. Donnie Lane turned in his resignation to the BOD as of February 1, 2021.
13. Linda has copies of the COVID 19 form to get vaccinated. Please see her for form.
14. Yard Sale not an issue
15. Hire handy man. Discussion about Workers Comp. Worker can sign a wavier relinquishing his right to file for Workers Comp. Bill Tow mention that even if he did that claim would still be out there. We should be fine with handy man having liability coverage.
16. Extra Bins for garbage and re-cycle. Decided yes to call for extra.

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17. Manager for the park. Looking into using a part time individual, PCM could recommend one, full time is very expensive. Will look into this further. All owners at meeting were in favor of part time manager.

18. Maintenance issues. We have a form at the office and clubhouse. Fill out form and drop in office mail slot or box. Office worker will make sure that it gets to the correct Committee/BOD member. To get the issue resolved.

19. Zoom Sue looking into this many in favor for BOD Meetings. Everyone could attend. Limits 100 people. Cost is around \$100.Yearly.

20. Using Maintenance Building for personal profit:

- a. Discussed and solution was no owner is to use the Maintenance Building / WorkShop for Commercial use.

Motion by Sue Griswold not to use the Maintenance / WorkShop for Commercial use; Seconded by Cathy Enneper. Motion Passed Unanimously.

Shane said this will go into effect when the sign is posted up on the building. Will get sign before February meeting.

Will need to add this to our Rules & Regs.

21. WorkShop Meeting was established for our BOD to create the Agenda for our BOD Meeting.

Meeting Adjourned: 11:30am

Secretary: Cathy Enneper