

TWIN SHORES BEACH AND MARINA, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 17, 2021
Minutes

OWNERS COMMENTS: Regarding Agenda Items: Vickie VanMiere expressed the front of Maintenance Building still needs work. Work is in progress. Vickie asked about no timeline or consequences on letters sent out by PCM to Shareholders regarding their units, these letters were maintenance not violation letters. Unit #32 Mr. Kellow letter sent requesting required form filled out for Rental of Unit. Shane will verify letter sent. AED was designated to go to the pool area is there one there.

The meeting of the Board of Directors of Twin Shores Beach and Marina, Inc. held at the Club House on February 17, 2021 at 9:00 a.m.

It was announced that the notice of the meeting was properly made to all parties and notice was properly posted on the association grounds in advance.

Pledge of Allegiance.

The meeting was called to order by John Brewer, President who chaired the meeting.

In attendance were: John Brewer, Donnie Lane, Cathy Enneper, Sue Griswold, John Balerna and Tom Lopes. PCM Management represented by Shane Rainere. Absent: Richard Hegmann

Motion was made by Cathy Enneper to waive the reading of the January 20, 2021 minutes. 2nd by Sue Griswold. Motion by Sue Griswold and seconded by Donnie Lane to approve the January 20, 2021 minutes,.

TREASURER'S REPORT: Sue Griswold – See Attached

CORRESPONDENCE: E mail from Mike Bergin: John Balerna will talk to him when he returns.

INFRASTRUCTURE/MAINTENANCE: Out Buildings 6 units plumbing completed, Lift Station Repaired, Propane Tank moved code required, North Villas sewer lines flushed. Old septic system behind 98/99 will be crushed and filled. Patio railing BOD will decide from 3 designs. (cable, wrought iron decorative & like pool area fence. See attached Report for more information.

PCM REPORT: PCM-Shane completing walk around units. Budget Meeting on going for Fiscal Year. 1st Notice of annual meeting went out. 2nd Notice of annual meeting will be soon sending out to Shareholders. We will have an election, names forthcoming.

COMMITTEE REPORTS:

Finance: Vickie Van Meier-looking into part time manager, meeting on annual budget-see attached

Rental/Sales/Work: Linda Huber-see attached; Inquiry on 2yr moratorium, no complaints.

Beautification: Nancy Martin-Thanks to Al VanItten for the flowers in the front of Twin Shores.

Insurance: Rec'd Checks Total \$384,175.65. Three separate accts. N.Villas, S.Villas, Clubhou Clubhouse.

Maintenance/Infrastructure: John Balerna/Tom Lopes- John would like to thank Bob Martin and John Brewer for all their help with the sewer and sea wall project- see attached.

Pool: John Brewer- Required pool repair work \$400. Adjusted temperature of water.

Dock Master: Bill Barnwell- Slip #3 boat removed. 3 vacant slips. We have a Twin Shores Acct. at Boat Shop. 3 Proposals for boat slip cost, BOD to approve one, Boat Lease and additional rules for boat slips. Purchased the circulators and floating devices PVC and hoses. See attached.

Storage: Sue Griswold will be checking for repairs in storage area, let Sue know if your area needs repair. We have a waiting list for storage.

Motion by Cathy Enneper to raise storage fees. 2nd Sue Griswold. Vote: 5 yes 1 no. Passed to Raise in fees

Social: Still accepting donations for needy.

OLD BUSINESS:

1. Patio railing- BOD will look over 3 styles for a decision.
2. Walk thru completed. Still issue of Keys for Out Buildings, Mailbox, and Units. If there is a problem (water, electrical, etc.) we would need a key for the unit or outbuilding.
3. Rules & Regs will be delivered to all units. If renter occupied, renter will sign showing we gave to the renter. If owner is not present will put in your file in the office.
4. Unit #51 issue will be addressed when renters leave, problem is in unit not outside. May consider this as a rental for seasonal not yearly. Families could rent when company comes.
5. Patio railing BOD will look over 3 styles.
6. #32 Mr. Kello did not fill out rental form which is required every year. Linda has had no response. After several phone conversations. **Shane will Call Mr. Kello**
7. Sign up for Committees, sheets are on table in clubhouse until end of February. A new Committee is being formed Communication, to help all units stay in touch with what is going on in your park.
8. PCM contract will be given to all BOD members to look over. Copies will be made for BOD.
9. Manager in park part time, weekly, 4hrs per day. Finance looking into this
10. BOD meeting on Zoom. We will try again next month.

NEW BUSINESS:

1. Tiki Bar roof needs repair looking into blue material to match chairs well as the grass.
2. South Villas- Patio issue of blending into the walkway. Problem seeing the step down.
3. Common area maintenance. Donnie/Shane will did look over the grounds. **Signup sheet** to help with clean up around common areas, workshop, drains etc.
4. Audit, BOD considered the cost of doing an audit. We have a Finance Committee, Treasurer and monthly Financial Statement from Shane that goes to all BOARD MEMBERS. The BOD votes on the Annual Budget for approval. Owners receive a copy with the Shareholders meeting in March. The BOD and Finance will let it stay.
5. Update on work for North Villas, South Villas and Clubhouse. We have expected work to start Feb. 18, 2021 still waiting. South Villas punch list. Hope to complete by April 2021.
6. When there is a Surplus amount of money can we add to the reserves. Finance when we are under budget would like to put the money into reserves. Look at this for next year.
7. WiFi router at pool and office. By the pool would work for pool area, office router would not reach the beach. How many would use their computer at the pool or beach? Create a committee and let the board review at the March BOD Meeting.
8. Streetlight waiting for part.
9. Renovations in Club House asking for help when renovations are completed.

Good and Welfare:

Chairs for patio looking for aluminum with no rust legs. Nancy Martin will look into this, need 20 chairs. Tiki Hut would like to see a roof matching the chairs. Barbara Bruce will look into this. Nancy Martin asked if are raising fee for storage and boat slip why not the parking. Donnie said there is no need, thanks Bob Martin for helping me paint parking spaces. Will have a Meet and Greet for Candidates running for BOD.

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Meeting Adjourned: Motion made by Donnie Lane 2nd John Balerna

Submitted by: 11:02 a.m. Cathy Enneper, Secretary