

TWIN SHORES BEACH & MARINA, INC.
ANNUAL SHAREHOLDERS MEETING
SATURDAY, March 21, 2020 AT 10:10 AM

CALL TO ORDER.: The meeting was called to order by President John Brewer at 10:10 AM. at the Clubhouse located at 3740 Gulf of Mexico Drive, Long Boat Key, Florida

PLEDGE OF ALLEGIANCE: John Brewer

MOMENT OF SILENCE: John Brewer asked for a moment of silence for Unit #27 Jim Lee and Unit #98 Paul Mellon, former shareholder.

ROLL CALL: Due to Coronavirus, there is a limit for the number of individuals in a room. The signed proxy will serve as the shareholder's attending the meeting. All Shareholders were asked to log into our conference call, to hear the Shareholders meeting.

QUORUM OF SHAREHOLDERS: A quorum was established with a total of 63 proxies. Shane Ranieri was present on conference call representing Progressive Community Management.

APPOINTMENT OF ELECTION INSPECTORS: John Brewer appointed Kay Brininger, Kim Barnwell and Bob Martin for vote tally. John Brewer appointed four Shareholders Mandy Brewer, Ann Dolan, Kathy Flynn and Joan Fulchino to observe the counting of votes. Bill Barnwell-Observer.

READING THE MINUTES: Cathy Enneper asked to wave the reading of the Annual Shareholders Meeting on March 24, 2018. Motion made by Mandy Brewer 2nd by Ann Dolan. Cathy Enneper ask to approve the Annual Shareholders, March 24, 2018 meeting minutes. Motion made by Mandy Brewer 2nd by Pat Novi. Cathy Enneper asked to wave the reading of the Annual Shareholders Meeting March 21, 2020. Motion made by Pat Novi 2nd by Joan Fulchino. Cathy Enneper asked to approve the Annual Shareholders, March 21, 2020 meeting minutes. Motion made by Donnie Lane 2nd by Tom Lopes. All motions passed.

PRESIDENT REPORT: John Brewer (See Attached)

TREASURER REPORT & BUDGET: Sue Griswold (See Attached) Motion to approve the Treasurer Report Motion: Bill Barnwell 2nd Mandy Brewer. **All in are in favor: YES – Opposed: NONE**

COMMITTEE REPORTS:

FINANCE- Vicki VanMeier -Annual Budget to the Board for Approval

DOCKMASTER- Bill Barnwell (See Attached)

PARKING- Donnie Lane- Remind owners to inform renters of rules and where to park.
(See Attached)

FINES- Ron Horn- No Report

INSURANCE- Bill Tow- Mention that no insurance will cover Coronavirus (COVID-19)

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(continued) COMMITTEE REPORTS

POOL- John Brewer- Serviced Monday/Thursday Mornings.

SOCIAL- Karen Kroll- (See Attached)

STORAGE- Mandy Brewer- Please turn in your Contracts. If contract not returned will be assigned to next on waiting list.

BEAUTIFICATION- Nancy Martin- Total Spent \$450.00 (See Attached)

SALES/RENTAL/WORK- Linda Huber (See Attached)

INFRASTRUCTURE/MAINTENANCE- (See Attached)

WAIVER OF FORMAL AUDIT- Motion made to Wave Formal Audit by Donnie Lane
2nd by Tom Lopes. **All in favor: YES. Opposed: NONE**

VOTE FOR LESSER FUNDING OF RESERVES (32%): PASSED with 60 votes.

VOTE FOR CROSS UTILIZATION OF RESERVE FUNDS: PASSED with 60 votes.

OLD BUSINESS: NO OLD BUSINESS

NEW BUSINESS: Two Year Moratorium- PASSED. Electrical Inspection- Waiting on Inspection.
Walk thru Shane Rainere /Tom Lopes - You will get a notice if there is a problem. When leaving make
sure Units are Hurricane ready. YEARLY ISSUE Fireplace- Electric started- COMPLETED.
Front Office- RESOLVED Outside Buildings- RESOLVED.
Census-COMPLETED. 5year Long Range Plan- COMPLETED. Seasonal Departure- YEARLY
No Smoking & Vaping at pool- PASSED

Announce Directors: John Brewer announced the new members on the Board of Directors
Richard Amaral, Cathy Enneper, Richard Hegmann, Donnie Lane
John Brewer thanked Jack Restuccia and Peter Ross for their service on the board.

GOOD & WELFARE: John Balerna requested we look into the 2yr. moratorium and roll back the
moratorium for all units. His concerned is with the homes for sale now not selling due to this
moratorium.

Repair to clubhouse concerning foundation we have two bids, decision will be made and
hopefully start in May 2019.

Motion to approve March 23, 2019 Organizational Meeting: Motion Cathy Enneper 2nd by John
Brewer

ADJOURNMENT: Meeting adjourned by John Brewer at 11:45am. Motion by Donnie Lane
2nd by Sue Griswold

Submitted by, Cathy Enneper,
Secretary of Twin Shores Beach & Marina

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