

President's Report
May 2017 – March 27, 2021

Since May 2017...4 years and 2,934 E-mails later, here we are...what a journey! What we as a community have been able to accomplish has made Twin Shores a better place for all Shareholders to enjoy. Some things to look back on...

- *\$90,000 major drainage project on B3 Street and beyond including many new pumps, pump pits and over a thousand feet of PVC drainage pipes to Sarasota bay.
- * Swimming Pool – 1 ½ years from start to finish and finally a reality and what a wonderful addition to our community. Jim Boltz and I spearheaded the efforts and the volunteers donated over \$69,000 through the purchase of 105 Memorial paver bricks which are installed on the pool deck. Volunteers also designed and built the Tiki Bar. Total pool costs were over \$170,000 and without a SPECIAL ASSESSMENT!
- * Turtle lighting project – through the Sea Turtle Conservancy, we received a grant which covered the costs of all the electrical fixtures (approximately \$14,000), our costs less than \$2,000 for installation.
- * Installed 42 new dock supports on Marina slips
- * Rebuilt the northeast and southeast seawalls in the Marina
- * Approximately 150 foot new west facing seawall at the clubhouse
- * New Clubhouse patio slab (new stainless steel cable railings currently under construction)
- * Other miscellaneous drainage and sewage issues completed
- * New stairs and front steps to office installed by Jack Brininger, Tom Lopes and Jack Restucia
- * New vinyl siding installed on a portion of the maintenance building
- * New staircase and trex decking installed on Unit 51 (the Tree house), Twin Shores' rental
- * Rental Moratorium effective September 1, 2019
- * Kayak launch and kayak storage unit

Major damages from the November 2020 storm currently estimated over \$300,000, and as of this date, will be substantially covered by insurance...renovations are complete on the South Villas, North Villas nearing completion... the Clubhouse still not completed are kitchen cabinetry, new floors and putting it all back together. Many thanks to Susan Roeder, unit 102, who has been the coordinating force behind the renovations working with Construction Company, insurance adjusters and owners.

An interesting bit of trivia...we discovered, almost by accident, the existence of a 320 foot deep artisan well adjacent to the swimming pool complex and the maintenance building. So what do we do with it? Nothing.

It was supposed to have been capped/vacated per the state; however, so far the state has not pursued it.

Things to consider in the future...

Repair 51 flooring, update sound system in Clubhouse, sewer system/lift station, new docks in the Marina, LBK underground wiring, maintenance building water leaks and second floor flooring and walkway, Re-seal all roads, a street sign identifying Twin Shores Blvd, last but not least, professional park management/Park Manager.

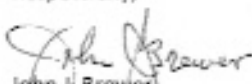
This has been a great experience for me and I appreciate the opportunity to have served as your President. Many thanks to all the volunteers and especially to John Balerna...a dear friend, a sincere, devoted volunteer and asset to Twin Shores.

Most of all, a special thanks to my wonderful wife and friend, Mandy, for her unending support and the partnership we have enjoyed for 37 years...She is the sunshine in my life.

In closing, here is an old saying I really love..."You can please some of the people all of the time and all of the people some of the time, BUT you cannot please all the people all the time!" Hopefully, I may have done that!

Thank you and May God continue to bless Twin Shores.

Respectfully,


John J. Brewer

VICE PRESIDENTS REPORT

I JUST WANTED TO TAKE A FEW MINUTES TO TALK ABOUT JOHN BREWER.

SOME MIGHT THINK THAT JOHN HASN'T BEEN A GOOD PRESIDENT FOR TWIN SHORES. WELL I FIRMLY DISAGREE. I HAVE BEEN ON THIS BOARD FOR 5 YEARS AND HAVE SERVED UNDER 4 PRESIDENTS. I CAN HONESTLY SAY THAT JOHN BREWER HAS BEEN THE HARDEST WORKING PRESIDENT.

JUST A FEW THINGS THAT HE HAS ACCOMPLISHED WHILE SERVING AS PRESIDENT.

1. HE HAS SPENT COUNTLESS HOURS MAKING SURE THAT WE COMPLIED WITH THE TURTLE LAWS. MEETING WITH THE CITY AND TURTLE COMMISSION WAS NOT AN EASY JOB, BUT HE PREVAILED.
2. HE WAS INSTRUMENTAL IN SEEING THAT THE POOL PROJECT WAS COMPLETED.
3. HE ALSO WAS INSTRUMENTAL IN GETTING THE DRAINAGE PROBLEM UNDER WAY.
4. WHEN COVID HIT LAST YEAR...HE AGAIN , HELPED KEEP OUR PARK SAFE AND HAD TO MAKE

SOME TOUGH DECISIONS THAT WERENT
POPULAR WITH EVERYONE.

5. THIS PAST FALL WHEN ETTA CAME TO VISIT
HE WORKED COUNTLESS HOURS IN MAKING
SURE THAT THE PARK WAS BEING TAKEN CARE
OF.
6. WHEN EVERYONE WAS AWAY AND DIDN'T
THINK ABOUT TWIN SHORES I CAN
GUARANTEE YOU, HE WAS DOING SOMETHING
FOR THE BETTERMENT OF THE PARK.

THE ONLY NEGATIVE I CAN THINK OF IS THAT HE
ALWAYS DID TOO MUCH!!! MANDY, THANK YOU FOR
ALLOWING JOHN TO SERVE AS OUR PRESIDENT. I
KNOW IT HAS TAKEN HOURS AWAY FROM YOUR ALLS
PERSONAL LIFE, BUT I KNOW THAT JOHN WOULDN'T
HAVE IT ANY OTHER WAY.

I COULD GO ON FOR HOURS OF THE THINGS THAT
JOHN HAS DONE. SO TO THE ONES OF YOU THAT
DON'T FEEL HE WAS A GOOD PRESIDENT, SHAME ON
YOU!!!! BE THANKFUL THAT YOU HAD SOMEONE THAT
GAVE EVERYTHING HE HAD TO MAKE TWIN SHORES A
BETTER PLACE TO LIVE. I KNOW THAT WE DID NOT
ALWAYS AGREE ALL THE TIME ON SOME ISSUE, BUT I
DO KNOW YOU ALWAYS DID YOUR HOMEWORK AND

MADE SURE THAT YOU GUIDED THIS BOARD BY THE
LETTER OF THE LAW WHEN MAKING A DECISION.

SO JOHN....FROM THE BOTTOM OF MY HEART, I
WANT TO THANK YOU FOR ALL YOUR TIRELESS AND
THANKLESS HOURS YOU HAVE GIVEN THIS PARK AND
SAY THAT I AM PROUD TO CALL YOU MY ~~Happy Birthday~~
FRIEND!! YOU WILL BE MISSED MY FRIEND, BUT NOW
YOU CAN GET SOME REST AND ENJOY LIFE MORE AND
FOR GOD'S SAKE POP.....LET'S PLAY SOME GOLF!!!!

~~THANK YOU THANK YOU THANK YOU~~
PLEASE HELP ME SAY THANKS... JOHN BREWER!!! AND
BY THE WAY.....JOHN DIDN'T PROMPT ME TO SAY THIS
!!

Secretary Cathy Enneper

We have had some very interesting meetings this year.
In the end we all want what is best for Twins Shores Beach & Marina

*I want to thank Linda Huber & Nancy Martin for all their help this year.
Delivering the Rules & Regulations
Delivering First Notice for the Shareholders Meeting
Delivering Second Notice for the Shareholders Meeting

I inevitably left out Nancy Martin when I gave my report. Please Nancy forgive me for not including you and all your help over the past two years.

Twin Shores Beach
Treasurer's Report
March 17, 2021

Operating Account (less pre-paid)	\$323,180.20
Money Market	\$162,802.00
Reserve Money Market	\$86,454.00
Petty Cash	\$372.00
Pre-Paid (21 Units)	\$8,289.80
Total Cash on Hand	\$581,098.00

Past Due HOA fees, Late Fees and Administrative Fees from 11 shareholders in

HOA Dues	\$3,379.00
Gas/Hot Water	\$341.00
South Villas	\$40.00
North Villas	\$29.00
Late Fees	\$100.00
NSF Charge	\$25.00
Admin Fees	\$60.00
	\$3,974.00

Of this amount:

Currently Due	\$0.00
Over 31 Days	\$20.00
Over 61 Days	\$1,701.00
Over 91 Days	\$2,253.00
	\$3,974.00

Sue Griswold
3/17/2021

YEAR END REPORTS – ANNUAL MEETING MARCH 27, 2021

RENTALS, SALES, LOANS, WORK BY SHAREHOLDER

THIS YEAR 24 UNITS WERE RENTED. OF THESE 14 WERE RENTED ONCE, 4 WERE RENTED TWICE AND 1 WAS RENTED THREE TIMES. WE HAVE 6 ANNUAL RENTALS.

THERE WERE 8 SALES:

#12 DIANE DANZIG

#40 AMARAL; TO JIM & PENNY GRECO

#44 MILLS TO MIKE & JULIE DIETZ & DOROTHY YENOKIAN

#58 TEW TO CATHY CARTIER

#80 WYSS TO CHRIS & NANCY RICHARD

#82 ROSS TO DENNIS McCARTHY

#106 WILLERS TO ARNOLD SMOLEN & ANTOINETTE FIUMOS

#118 CHAPIN/BARNWELL TO MARCIA GREGG

THERE WERE 29 LOANS AND 23 REQUESTS FOR WORK TO BE DONE BY SHAREHOLDERS

THIS WAS A VERY UNUSUAL YEAR. OUR CANADIAN OWNERS AND RENTER WERE UNABLE TO COME TO THE UNITED STATES. THE CORONA VIRUS PANDEMIC AND ITS RULES STOPPED MANY OWNERS AS WELL AS LONG TIME RENTERS FROM COMING. HOWEVER, MANY HOMEOWNERS THEN DECIDED TO PURSUE PROJECTS TO UPGRADE THEIR UNITS.

1-5 Vullen

RULES & REGULATIONS COMMITTEE:

THE COMMITTEE CONSISTED OF 6 MEMBERS: MANDY BREWER, CATHY ENNEPER, PAT NOVI, ELAINE RUFENER, VICKI VAN MEIER AND LINDA HUBER, CHAIR.

WE REVIEWED THE ENTIRE 2013 DOCUMENT AND MADE CHANGES AS NEEDED TO BRING IT UP TO DATE. WE ALSO ADDED INFORMATION PERTAINING TO PARKING, BOAT DOCKAGE, KAYAKS, THE POOL, STORAGE AND THE FINE COMMITTEE.

IT WAS REVIEWED BY THE BOARD APRIL 16 OF LAST YEAR FOR APPROVAL TO SEND IT FOR SHAREHOLDER INPUT. A COPY WAS POSTED ON OUR WEBSITE AND COPIES WERE AVAILABLE AT TWIN SHORES FOR REVIEW, COMMENTS ETC. WE DID NOT RECEIVE ANY COMMENTS - PRO OR CON.

THE BOARD OF DIRECTORS OFFICIALLY APPROVED THE 2020 RULES & REGULATIONS AT LAST YEAR'S NOVEMBER MEETING.

THE 2020 RULES & REGULATIONS HAVE BEEN DISTRIBUTED TO ALL OCCUPIED UNITS IN THE PARK. THE REMAINDER ARE AT THE OFFICE IN THE FILES OF THE VACANT UNITS AND MAY BE PICKED UP WHEN THE OWNER OR OCCUPANT IS HERE.

THE RULES AND REGULATIONS ARE TO BE KEPT IN EACH UNIT AS A REFERENCE TO WHAT OUR RULES ARE AS WELL AS WHAT IS OFFERED. THE PURPOSE OF THIS DOCUMENT IS TO MAKE THE RULES READILY AVAILABLE AND HOPEFULLY PROMOTE COMPLIANCE. THE BOOKLET WILL BE UPDATED AS NEEDED.

CLUBHOUSE RENOVATION COMMITTEE

THE COMMITTEE CONSISTS OF KAYE BRININGER, BARBARA BRUCE, ANN DOLAN, JOAN FULCHINO, KAREN KROLL, NANCY MARTIN AND LINDA HUBER, CHAIR.

WE HAVE ONLY HAD 2 MEETINGS TO DATE. WE BEGAN WITH A WISH LIST AND SOON REALIZED THAT WE NEEDED TO BE REALISTIC, FOCUS ON OUR NEEDS AND WORK WITH THE FINANCES AVAILABLE. CURRENTLY WE ARE WORKING ON THE CLUBHOUSE OPEN AREA, BATHROOMS AND STORAGE AREAS IN RELATION TO WHAT WE HAVE AND WHAT IS NEEDED. ASTHETICS SUCH AS PAINTING, REPAIR OF THE FLOOR, AIR CONDITIONING, ETC. ARE ALSO ON THE AGENDA.

PARKING REPORT

CONTRACTS FOR RENTAL SPACES ARE GOING OUT TODAY.

WE HAVE A MAJOR PROBLEM WITH GUEST AND VISITORS PARKING IN SHAREHOLDERS SPOTS ON THE WEST SIDE OF THE POOL. THIS HAS BECOME A WEEKLY, SOMETIMES DAILY ORDEAL. IN THE PAST 8 DAYS IT HAS HAPPENED 4 TIMES.

IT IS THE RESPONSIBILITY OF THE SHAREHOLDERS TO INSTRUCT THEIR GUEST TO PARK IN A GUEST DESIGNATED SPOT AND DISPLAY A GUEST PARKING PASS ON THEIR DASHBOARD.

I HAVE REQUESTED THE BOARD GIVE ME AUTHORIZATION TO SECURE A TOWING COMPANY TO TOW CARS THAT ARE IN VIOLATION.

I DON'T THINK IT WOULD BE OKAY IF SOMEONE PARKED IN YOUR SPOT.....PLEASE HELP US TO CORRECT THIS PROBLEM!!!

SUBMITTED BY

DONNIE LANE

BEAUTIFICATION COMMITTEE

Thanks to Al and Dottye for another year of beautiful planters by the office. Everyone really
Enjoys them.

We are looking at refurbishing the garden by the garbage area. We would like to add more color in that area. If anyone has ideas for the different areas, let me know.

We have spent approximately \$450.00 thus far this season.

The new chairs & tables for the patio will arrive next Wednesday.

DOCK REPAIRS:

Propose rebuilding the existing docks to slip's 11 and 18 to match existing design
Costs for materials are estimated material costs of 2,500.00 However, a friend of Jeff Bullock, who has the sailboat in slip 14, has composite material that he may donate to Twin Shores which would reduce the costs of the project.

Labor: TBD Unless we get volunteers to complete the project.

Coffee/Social Committee
Meeting Minutes
March 13, 2021

Thank you to Karen, Susan, and Linda for the breakfast goodies and decorating the clubhouse. Great turn out with 27 of our neighbors in attendance.

Updates:

*Introduction of the new Social Committee (March 2021-March 2023)

Karen Kroll - Chair
Susan Roeder - Co Chair
Linda Huber - Treasurer
Nancy Richard - Secretary
Donnie Lane - At Large
Joan Fulchino - At Large

*Everyone in our park community serves on the Social Committee and we want to thank all of you for your continued support.

*Hopefully, this fall we can start planning for a "normal" social season next year. Please contact Susan with any social activities you would like to host in the future and she will put them on the calendar. At that time, she will go over some suggestions and guidelines with you.

*Weekly Activities

Sunday - Trivia @ 7:15
Monday - Bingo @ 7:30
Tuesday - Cards @ 7:30
Thursday - Dominos/Poker @ 7:30
Friday - Poker/Cards @ 7:30

*Please watch the Social Bulletin Board back in our Communication Corner for new announcements.

The next Coffee/Social Meeting on April 10th will be hosted by the Sellingers. Donnie will be flipping up some pancakes and sausage for us so come hungry.

Storage locker invoices have been sent out.

I walked through the storage areas. A light bulb needs replacing, there are some weak boards that need replacing as well as some bug infestation. If you know of an area that needs repair, if you discover an area in your storage area that needs attention, please let me know.

We have one person on the waiting list for a storage locker and one available effective April 1st.

Sue Griswold
3/17/2021