

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

OWNERS COMMENTS: Regarding Agenda Items: No Comments

The meeting of the Board of Directors of Twin Shores Beach and Marina, Inc. held at the Club House on March 17, 2021 at 11:00 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. On Zoom: 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 February 17, 2021 minutes.

TREASURER'S REPORT: Sue Griswold – See Attached

CORRESPONDENCE: No Correspondence.

INFRASTRUCTURE/MAINTENANCE: Patio railing decided cable decorative.

PCM REPORT: Budget Meeting on going for Fiscal Year. 2nd Notice of annual meeting went out to Shareholders. We will have 6 individuals running for BOD.

COMMITTEE REPORTS:

Finance: Vickie Van Meier-No report **Rental/Sales/Work:** Linda Huber-see report **Parking:** No report

Beautification: Nancy Martin-Questioned who is to water flowers on South side Condos- see report.

Insurance: Sue Griswold- see report **Maintenance/Infrastructure:** John Balerna/Tom Lopes- No report

Pool: John Brewer-No report. **Dock Master:** Bill Barnwell- see attached **Fine:** Ron Horn-No report

Storage: Sue Griswold will be checking for repairs in storage area, let Sue know if your area needs repair. Sue swept the area and changed some light bulbs. A donation of blinds for the windows was welcomed.

Arrangements will be made to hang them up. We have a waiting list for storage. **SOCIAL:** See attached-Still accepting donations for needy

OLD BUSINESS:

1. Committee decided on patio cable railing. We are under budget. Received 1st proposal Bid \$12,000/ 2nd Bid \$14,000 waiting for proposal. Very difficult to get bids and worker at this time. We will hold until 2nd proposal is delivered. Nancy Martin patio chairs were ordered should be here by the end of the month. Motion made to go with the best value bid by Cathy Enneper. 2nd by Tom Lopes. BOD will go with best offer. Voted 7 yes 0 No Passed Unanimously.
2. Still issue of Keys for Out Buildings, Mailbox, and Units. Will check keys this summer. Owners will be sent letter if keys do not work. If no response from letter will call a locksmith.
3. Manager in park discussion on part time, weekly, 20 hours per week 4hrs per day. This is in our budget for next year. We have an individual more than capable for this position. Discussion on if really need a manager. After much discussion 5 Board Members were in favor of requesting the New BOD to consider Park Mgr. position and applicant. Park Manager was TABLED for next BOD to pursue.
4. Zoom. Richard Hegmann logged on other shareholders came to meeting.

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5. Tiki Bar awning bid \$1500.to \$2000. for blue material to match chairs. Motion by Cathy E to get awning Donnie L 2nd check to see if permit needed. Voted 7 yes 0 no. Motion Passed. Check warranty. Shane mentioned that if need a deposit get in before Friday so check can be cut.
6. South Villas- Patio issue of blending into the walkway. Owner aware of issue. Problem TS could be sued. Sue G will take pictures and compose letter. Shane will send letter from PCM.
7. Common areas Shane Raniere and Cathy E will walk around to see if common grounds need any cleanup or work. Signup sheet to help with clean up around common areas, workshop, drains etc.
8. Committee Heads determine who is on their committee and has authority to pick their members. Committee meetings are not posted and not open to everyone. Motion made by Sue G to have the Committee Chair have a signup sheet with the number they require for their committee. 2nd by Donnie L. Voted 6 yes 1 not present. Motion Passed
9. #32 Mr. Kello did not fill out rental form which is required of rental of unit every year. Linda has had no response, after several phone conversations. Sue Griswold will compose letter and Shane will send from PCM. This issue is almost a year old. (accidently left off March 17- Agenda).
10. Audit is not needed we have monthly financial reports from PCM. Treasure looks at and Finance Committee who looks over all reports. Suggested we need a financial report that show last year budget, actual spending, this year budget. This will show if over/under the budgeted amount. In Shareholders Packet you have a place to ask for TS Year end financial report. No Motion
11. Update on work for North Villas, South Villas and Clubhouse. North Villas floors in except #102 after floor is installed. The plumber/electrical, next is base boards. Coming along. Hope to complete by April 2021. South Villas only end unit has a door issue. Clubhouse waiting for checks, cabinets coming in soon. Need to determine what is actually covered before proceeding further. Formed a Committee to oversee renovations.
12. End of year surplus. Where should the money go? Reserves or General Fund-Tabled for new BOD
13. Bill Barnwell- gave three proposals for slip cost of our boat slip. BOD approved the #1 Proposal Residents: Small, \$400. Medium \$500 and Large rates \$600. Non-Residents Small \$600. Medium \$1000. Large \$1200, BOD Motion by Donnie Lane 2nd by Cathy E- Motion Passed 6 yes 1 absent. Rates for 2021-2022. Grandfather 3 outsiders to old rate but no more after Sue G made a motion to grandfather in the 3 outsiders. Cathy E 2nd motion. Passed 6 yes 1 absent.
14. Streetlight has been fixed was an electrical problem
15. AED was approved by BOD. Barbara Bruce will check with Mr. Hegmann where he bought the AED.
16. Clubhouse Susan has a committee for finishing clubhouse once we receive the Insurance information on what is covered. Explain how to use Cork Boards. Two Main Boards for Social/Board. Karen said we need a miscellaneous board for other information. Individuals who want to sell something, work etc. Maybe move over to other side for all other information. The main boards are for social/board only.
17. Illegal Parking problems with Guest/Visitor parking in shareholders parking spots. Donnie hard to find who owns car. Donnie puts a note on the car about illegal parking. Donnie L wants a contract with Scotts Towing Co. they will post a sign up. It will have their name, telephone # to call on where to pick up their car. Motion by Donnie Lane to hire Scotts Towing Co. 2nd by Tom L. Motion. 6 yes 1 absent Motion Passed. Let LBK police be aware that we having cars towed. We don't want them to think that the car was stolen.
18. Sue went up to storage and swept area clean. There is an infestation of something will see about termite inspection. Lightbulbs out, one unit has propane tank. Shareholder volunteered to put up blinds to storge, this will make the building neater.
19. Bath houses Rules & Regs explain to assigned shareholders what is their financial responsibility see Rules & Regs. Pg. # line 2 explains units responsibility. Still an issue what consist of plumbing just in

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bath house or what is under ground. Need decision on who is responsible for work that has been completed. John Balerna wants to see what has been done and completed and go from there about responsibility of work. Still not resolved. Need to meet on this issue not resolved. Lawyers will get in on this for clarification.

20. Letter sent from PCM about upkeep of unit. When work completed send an email to Shane (sraniere@pcmfla.com) with the work completed, your name, your unit #.

Good and Welfare: Ann Dolan mentioned that she is having a sewer issue in her unit. She remembers that it was said that disposals in units are not compatible with sewer pipes and can cause issues.

Motion by Donnie Lane to adjourned meeting 2nd by Tom Lopes
Meeting adjourned: 1:30pm

submitted by: Cathy Enneper, Secretary