

TWIN SHORES BEACH & MARINA, INC.  
BOARD OF DIRECTORS MEETING  
NOVEMBER 15, 2021  
9:00 AM

Pledge to the Flag

Public Expression Regarding Agenda Items: No Comments

Call to Order: 9:05 a.m. by Sue Griswold, President

Roll Call: Present: Sue Griswold, Tommy Rheinlander, Cathy Enneper, Susan Roeder, Donnie Lane,  
Chris Richard Absent: John Balerna

Reading of Minutes: Barbara Bruce moved to waive the reading of the Nov 2021 BOD minutes.  
Sue Griswold seconded and passed unanimously.

Treasurer Report: Susan Roeder (Attached)

Correspondence: None

Infrastructure/Maintenance: Tom Lopes (Attached)

Progressive Community Management Co.: Shane Ranieri: July 20<sup>th</sup> their system attached by ransom ware.  
He said that PCM does not store financial information on our shareholders. no shareholder is at risk.  
New software our financial statement are behind, will be caught up by January 2022.  
Went over 100% vs 32% Reserves.

**Committee Reports:**

**Financial:** Vicki VanMeier (attached) **Rental & Sales:** Linda Huber (no report) **Fines:** no report  
**Social:** Nancy Richard (attached) **Marina:**Cathy Cartier (Attached) **Storage:** (Attached).  
**Beautification:** (Attached) **Insurance:** Sue Griswold

**OLD BUSINESS:**

1. Reminded shareholders they are responsible for large appliance/furniture. Construction trash wait until Sunday to put into container.
2. Owners need to sign in and out as well as renters & guest, If no signature you will be sent a warning letter first and could be fined if continues.
3. Unit 51: Met with LBK. Unit needs structural support Engineer working with Contractor coming out Friday Nov. 19<sup>th</sup> for feasibility to put in footers. After this information we will see about fixing inside and outside.

**NEW BUSINESS:**

1. Add to Rules and Regulations If on Board of Directors attend a majority of meetings either in person or Zoom.
  - a. Attend 3 out of 5 meetings  
Motion for Board Members to attend 3 out of 5 meetings by Chris Richard  
2<sup>nd</sup> by Tommy Rheinlander  
Motion Passed: Unanimously
2. Board to Ratify reading of names. on all rentals, sales and loans. Board will approve by using number of units only.
  - a. Use only number of rentals, sale and loans no reading of names  
Motion to use number only for rentals, sales and loans by Susan Griswold  
2<sup>nd</sup> by Donnie Lane  
Motion Passed Unanimously

3. Marina update new docks gave BOD estimates. Two docks need repair, need more Kayak racks.
  - a. Repair the two docks  
Motion to repair the two docks by Tommy Rheinlander  
2<sup>nd</sup> by Chris Richard  
Motion Passed Unanimously
4. Villas air conditioners cages need replaced cost of \$4,000.
  - a. Replace air conditioner cages  
Motion to replace air conditioners on Villas by Sue Griswold  
2<sup>nd</sup> by Susan Roeder  
Motion passed Unanimously
5. Flood Claim going over all claims
  - a. Clubhouse claim has been paid in full including the supplemental claim. The Villas still have outstanding supplemental claims, a complaint has been made to the insurance company, they have a supervisor reviewing our supplemental claims but will not hear back from them until mid December due to Hurricane season.
6. Susan overseeing rainwater drainage. Want a study because flooding in summer and sink holes on south side of road. We will have engineers to do a study on the entire park and how the water flows from the top of the road to down by the bay. This will give us a idea a good base on how to move on to fix the problem. The proposed study is around \$4500.  
Motion to have engineer study on our water flooding situation by Sue Griswold  
2<sup>nd</sup> by Cathy Enneper  
Motion Passed Unanimously
7. Comcast Sue called we have a contract with them for WiFi, phone and TV. We will keep WiFi and will consider removing the phone and TV.  
Motion to eliminate TV and Phone but keep WiFi by Donnie Lane  
2<sup>nd</sup> by Cathy Enneper  
Motion Passed Unanimously
8. Decide to hold the WorkShop and BOD meeting on another day so all BOD can attend.  
Motion to have our WorkShop 2<sup>nd</sup> Monday and BOD meeting 3<sup>rd</sup> Monday by  
Chris Richard  
2<sup>nd</sup> by Donnie Lane
9. Pat Horton wants to donate a bench in memory of Ken Horton on South Side by Villas. We have a bench over the south side so Pat just need a plaque. Will check with Pat before we proceed.  
Motion to have on a plaque by Donnie Lane  
2<sup>nd</sup> by Tommy Rheinlander

Motion by Donnie Lane Adjourn Meeting 2<sup>nd</sup> by Sue Griwold  
Meeting Adjourned: 11:15am  
Submitted by: Cathy Enneper, Secretary