

TWIN SHORES BEACH AND MARINA, INC.
BOARD OF DIRECTORS MEETING
April 21, 2021
BOD Minutes

OWNERS COMMENTS: Regarding Agenda Items:

Vicki VanMeier: Mentioned the February 26, 2021 meeting it was stated that I did not write, stating that the HOA fees will \$25.00 a month and would add to the reserve fund. This information was for the park manager if we hired one. After Vickies' name it said (see attached). At Shareholders meeting I noticed that the BOD made motions and 2nd them, at a Shareholders meeting the Shareholders are to make a motion and 2nd not the BOARD. Will check into this further.

Jack Brininger would like to have the BOD look into if you rent your unit that there is a fee for the renters use of our pool. Jack also felt if you are going to be on the BOD you should make 50% of the meeting or not run for the BOD.

John Brewer said on February 28, budget we have one unit that is 91 days late in payment. Shane mentioned that letters went out but had not started a process for late fees. Will check with the treasurer to resolve this issue. Treasurer had not received any information since January of late fees. Shane will check into this issue and send copies. Asked about BOD and communication with Committies. Sue questioned John on how he handled communication. John said he went to Committee Chair if there was an issue. Sue said BOD will continue the same course. John mentioned about the beach scheduled to have the sand raked. This was not done due to bad weather and rescheduled. President Sue Griswold mentioned that they met with the town concerning our stairs and Tiki Hut. Town said the Tiki Hut has to stay as is but we can move sand if we show that we had more space under the hut and stairs. Looking for pictures to show Town the room under our TIKI Hut was deeper that it is now.

Mission Statement: President Sue Griswold read a Mission Statement for Twin Shores Beach & Marina, Inc. It was read and voted on by the BOD. Motion by Ron Horn to accept the mission statement for Twin Shores Beach & Marina, Inc. 2nd by Richard Hegmann. Passed by all Seven Board Members.

Call to Order: The meeting was called to order by Sue Griswold, President at 9:02 a.m. who chaired the meeting.

Roll Call: In attendance. Sue Griswold, Ron Horn, Cathy Enneper, Donnie Lane, John Balerna, Richard Hegmann. Susan Roeder stepped out due to other commitment. PCM Management represented by Shane Rainere.

Pledge of Allegiance.

Reading of Minutes: Motion by Cathy Enneper to waive the reading of March 17, 2021 minutes. 2nd by Sue Griswold. Unanimously approved. Motion by Cathy Enneper to approve the March 17, 2021 minutes 2nd Ron Horn. Unanimously Approved.

TREASURER'S REPORT: read by Sue Griswold: see report. Question: Can we email overdue or over paid HOA fees to owners' so we can get them off our books.

CORRESPONDENCE: No Correspondence.

MAINTENANCE: Golf cart repaired. Plumbing completed for 6 units completed.

PCM REPORT: Turtle season is in effect May 1st, be sure to dim lights. Hurricane Season make sure all outside furniture/statues/planters are put stored away. Reminder about when leaving fill out the departure form.

COMMITTEE REPORTS:

Finance: Vickie Van Meier-see report. **Rental/Sales/Work:** Linda Huber-see report. **Dock Master:** Cathy Cartier-see attached. **Parking:** No report **Fine:** Ron Horn-No Report. **Social:** Planning for Next Year **Clubhouse Committee:** Following priorities: Floor- 1st week June (mail will be stopped for 2days), repainting, Steve Scherr will install library, replace toilets, sealing chair legs, ductless air conditioning. **Infrastructure:** John Balerna- 6

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units sewer issues passed inspection. Looking into sanitary system. Friday meeting with FPL on underground wiring. Electrical Box trips when water rises. Looking into this issue. Report. **Pool:** John Brewer-Mentioned if leaving pool area please close umbrellas-See report. **Insurance:** Sue Griswold- see report. **Beautification:** Nancy Martin-see report. Vickie Van Meier asked why we paid to have the palm trees nourished when we have a landscaper. Arborist came to look at a palm tree and mentioned that our palm trees need extra nourishment. They are distressed. We hired this specialist to correct the problem. **Storage:** Sue Griswold thanked Nancy Richard for being new Chair -see report. **Communication:** Steve Enneper- see report.

OLD BUSINESS:

1. Zoom starts again on November 17th BOD Meeting. Will give information in the May Newsletter. We need an individual to monitor the Zoom during the meeting.
2. South Villas- Patio issue of blending into the walkway. Owner aware of issue. Problem TS could be sued. Sue G took pictures and sent letter. PCM is aware of this issue.
3. Update on work at North Villas, South Villas completion by end of week. and Clubhouse (see Clubhouse committee report).
4. Meeting with Korp our attorney. Discussion on Conversion Report for #112 Condo. Clarification on outbuildings show we will pay and charge for the bath houses.

NEW BUSINESS:

1. #78 (storage unit) Sue Griswold is meeting with insurance adjuster to see if covered.
2. ARC- Review Committee. Simplify the process to one form for Shareholders who request work etc. on their unit.
3. Laundry Co. person retired. Asked Donnie Lane to look at our options. 1. Gulf Shores has 2 washers/2 dryers. This will not work for us. 2. Owner of laundry said they are not worth anything, will junk the machines. We asked to take them then he said we could buy them for \$1000.00. Looking into this but not for \$1000. We have a service repair man. He may help us fix when they break. 3. Laundry Co. would give 4 washers-4 dryers at a 39.95per machine per month. Contract for 7 years the cost would be over \$30,000. Will keep everyone updated.
4. Letter on the sewer situation. Recommend the BOD has this as the next big project. Sue Roeder has experience with this type of work and will work with Infrastructure together.
5. Pool Bar needs paint and sanding. Will get this taken care of in the coming months.
6. #51 look into repairing problems. Will also consider renting for season or yearly. Donnie Lane wants a decision now and not wait until November. Problem with termites 3 years ago they tented and fixed the problem. Three units purchased a warranty. Will need this problem corrected before anything else is decided.
7. Planning Committee we are grandfather in as far as Beach Tiki Hut/Steps. Get pictures so we can verify that we had a wider entrance. There were 15 steps to get down to the Beach.
8. Turtle season we have to keep the lights but could remove the shield. Tom Lopes said not a good idea to remove the shields. Will make sure the palm trees in front are shut off.

Good and Welfare: FlowerPots at the end of Club House to stop trucks from hitting gutters, pots keep getting moved. Look into this issue.

Motion by Donnie Lane to adjourned meeting 2nd by John Balerna. Meeting adjourned: 10:15am
Submitted: Cathy Enneper, Secretary