

Twin Shores Beach
Treasurer's Report
Nov. 15, 2021

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|-----------------------------------|--------------|
| Operating Account (less pre-paid) | \$100,076.09 |
| Money Market | \$162,915.56 |
| Reserve Money Market | \$100,866.40 |
| Petty Cash | \$35.86 |
| Pre-Paid (21 Units) | \$21,501.00 |
| Total Cash on Hand | \$385,394.91 |

As of 9/30/2021 we have arrears in the amount of
\$3,904.00 from 8 owners

Susan Roeder

11/15/2021

Things done at park this year so far

1. Replaced 2 back tires on white golf cart
2. Replaced gas pump on red golf cart
3. Installed outlet at car wash for vacuum or other
4. Repair and replaced elec wiring to elec.box #1 at slip 12
5. Replaced thruster at #102 with new old one broke
6. Repair 4x4 post and elec.box n.villa 3rd post
7. Added 4x4 post and water spigot at #102 marina
8. Underground 6" pipe replaced from n.villas to manhole by clubhouse n.side
9. Replaced asphalt in parking stalls n.side clubhouse
10. Sealed all manhole covers
11. Repaired sewer line outside #74
12. Replaced a/c and new stairs at 51 rental.
13. Replaced several spigots throughout park
14. Removed 2 drains and plumbing behind #94+118
15. Had plumber locate direction of drains at #96+117(future work)
16. New septic system hook up at #88
17. Pipe repair at corner of #100 and repave area
18. Locate water lines feeding marina and clubhouse
19. Install 2 shut off valves 1for water hose s.side clubhouse at Seawall and 1for water supply for all slip water spigot
20. Install new pump in pit at #120
21. Got proposals for new roof at #78 and repairs to leak in roof at office board approved work scheduled
22. Install spigot behind office and replaced water hose for watering of plants in front of park
23. Install hose hanger n.side marina
24. Replaced missing caps on 4x4 fence posts
25. Had several conversations with contractors regarding our sewer and water problems
26. Installed 2 plugs at #96and #117 to keep water from coming up through them
27. Purchased plastic covers for shut off valves
28. Repaired light in storage area 1st top of stairs
29. Install new water line and 4x4 post with new spigot at s.end of Seawall
30. Removed gray conduit exiting s.side of clubhouse going to pole nonexistent
31. Cleaning of railing at patio twice (Cathy Enneper)
32. Elite plumbing here numerous times repairing water heaters,water lines etc.
33. Removed thruster 240v from marina not working properly
34. Install new air pressure gauge at shop
35. Extend up water line at car wash area and new spigot
36. Purchase and install shut off water sign for behind office
37. Put up signs for laundry and car wash area
38. Install new mail slot at office

39. Pipe restoration services coming to jet clean pipe at marina 9/23/21

40. pipe break at marina

41. Call plumbers get quotes on how to repair pipe at marina

42. Many phone calls to contractors to many times to count waiting for responses.

43. Kathy scheduled a meet with a rep from the company that installed our railing at clubhouse talked about appearance of railing not rust.

44. Installed steel post support at #51 overhang

45. Today got together with John and pipe restoration no

46. Reviewed video of orange burg pipe must eliminate

47. Meeting with Florida pipe Monday 27 to see what can be done

48. Temporarily reinstalled old mail slot

49. Replaced broken pump behind #96

50. Extend pipe from new pump to pumps at end of street at #92

51. Clean street of shell.

52. Remove valance from clubhouse window for sizing

53. Trees trimmed Thursday 21 Monday 25 n Thursday 28

54. Lumber delivered 10/26 for various jobs at park

55. Closed off back door at #78 maintenance building 10/30/2021.

56. Reinforced walkway over tiki bar using pt.2x8 boards 10/30/2021. Will be continuing with the rest of walkway next week preparing for new trex decking material.

Beautification

1 message

Robert/Nancy Martin <alumas42@gmail.com>

Sun, Nov 14, 2021 at 4:47 PM

To: Steve & Cathy Enneper #99 <cathyenne@yahoo.com>, Bob/Nancy <alumas42@gmail.com>

For those of you who don't know me, I'm Nancy Martin and head of Beautification Comm. I have volunteered at this job for approximately fifteen years. We, as a committee, have strived to improve TS over the years. We have created a garden by the refuse area in the middle of the park and it was newly done last season. We have always planted, maintained pots and areas by the clubhouse and in the early days the motel units which are now the villas. In front of the office for many years pots have been planned, planted and maintained by Al VanIten in unit 1. He also ordered and obtained the plantings. The plants by the pool were planned out and are maintained by the watering systems.

Over the years we have always worked with a budget which is now \$1200 a year. We have always stayed within this budget and constantly below. If any large project was planned, it would be with approval of the board.

We have always enjoyed going to various places to choose our plantings and everyone, I believe, liked our choices. I hope this year and in the future this will continue.

We are currently working along with Infrastructure to create new areas for both sides of the clubhouse. Much work has been done over the summer and fall with installing new pipes for drainage and to make the new sidewalks a safer walking entrance to the patio. Next will be gardens and a few new palms. Then white stone will be added to cover the areas along with our benches.

This is an overview of our plans and policies. We hope if anyone has further ideas that you would feel free to speak with us. We do need new volunteers so I am posting a list if you would care to join us in our effort. Thanks, Nancy

Finance Report

November 15, 2021

We do not have a lot to report this month. We will begin our new budget meetings in January for the year 2022-2023

As a recap to shareholders;

Our basic HOA is \$625.00 per quarter of which \$150.00 per quarter goes for our water and sewer.

Second parking space is \$38.00 a quarter

Hot water for the south side is \$36.00 a quarter, leaving the remainder per quarter to go to reserves that was started 3 years ago at 32%.

We need Shane to explain the difference between 32% and 100%.

Chris Richards is a new member on the Board and we look forward to working with him because finance is his expertise. He would like to set up a meeting with me, Susan and Shane to go over a few things and we look forward to that.

This has been a difficult year so far due to PCM having a big computer hack so we are not getting our financials in a timely manner.

Since PCM's computer hack our financials look a lot different and we hope this format is only temporary.

Looking at the April 2021-March 31, 2022 \$25.00 was added to our maintenance for an office manager. There was discussion that if we didn't hire an office manager that extra money could go to the reserves. Is there any documentation on that in the minutes?

I am quite sure that the finance committee won't recommend an increase in the HOA for the coming year, but can guarantee that the reserves will go up another 32%. We have a choice of voting for 32% or will be forced to go 100% and again, we will have Shane talk to us about that.

We have arrears on shareholder HOA's. Are the ones in question paying the \$25.00 late fee and is that a one quarter fee or running fee for every month that they are late? A notice came out a while ago that anyone who pays through our office will be charged \$7.50 per transaction and is that being enforced?

There is also a concern that no one can rent their unit if they are in arrears, is this being closely monitored?

Vickie VanMeier

Finance Chairperson.

STORAGE LOCKER REPORT

November 15th, 2021

There are 28 storage lockers that vary in size from Small to X-Large. Currently all 28 lockers are rented. There are two residents who are on the waiting list for a Large or X-Large locker.

The storage locker agreement for 2022 will be mailed on or before March 1st, 2022 to all current residents who currently rent storage lockers. If anyone does not respond by April 1st, 2022 their locker will be assigned to people on the waiting list in order of their request. All rules on the rental agreement will continue to be enforced.

Nancy Richard, Storage Representative

11/15/2021

I feel we have gotten quite a bit accomplished since the last meeting.

We have painted slip numbers, which look pretty nice and makes it look a lot cleaner.. Thanks Cathy & Steve Emperor!

We have replaced quite a few cleats to provide better safety during large winds.

Thanks to John Bellermo for his help.

We also added a new swim ladder off the seawall by the clubhouse for safety...

We've added 8 solar lights to help light the path, plus they look pretty!!

We have all useable slips rented out with a waiting list.

We are reviewing the proposal for the dock repairs..

I would like to construct a kayak storage rack in either the vacant lot or the area by the clothesline to make kayak usage easier and for everyone to enjoy!!

Cathy Cartier

Rewired

We are walking the docks in the evenings, checking on lines + fenders.
Share kyaks, Community kyaks

Can we schedule a marina meeting?

Thank you to Tom Lopes!
for all you do

Cathy & Steve - thank you!