

Twin Shores Beach & Marine Association  
Special Board of Directors Meeting  
Clubhouse & Zoom    Friday -December 17, 2021-

The meeting of the BOD of Twin Shores Beach & Marina was held in the Clubhouse and Zoom, on December 17, 2021, at 9:00a.m.

It was posted in accordance with Association Bylaws and requirements of Florida Statutes. We additionally emailed notice to all shareholders that had email accounts.

The meeting was called to order by President: Sue Griswold, @ 9:00am. Sue chaired the meeting.

In attendance were Sue Griswold, Tommy Rheinlander, Susan Roeder, Donnie Lane, Chris Richard. : On Zoom, Cathy Enneper. John Balerna was absent.

This meeting was held to discuss the following:

**UPDATES: on the following issues:**

1. **Unit 51:** Tommy Rheinlander said contractor did not show up. Met with a new contractor who will get back with him. LBK Building Dept. request engineer be part of this resolution.
2. **Comcast** :Sue Griswold has negotiated a 2yr contract which will save money and keeping all that we have now.
3. **Marina Docks**:-Cathy Cartier & Tommy Rheinlander received 3 estimates for Marinas' 2 docks that need repair. We can sign a 2yr permit for the two docks that need repair with a renewal permit around \$50.00. Our marina needs repair and may take over 2yrs.
  - i. **Motion** by Tommy Rheinlander.to get 2yr. permit and fixed 2 docks. Second by Donnie Lane.
    - a. 6 votes yes 1 absent
    - b. Passed on repairing the 2docks and 2yr. contract
4. **Rainwater:** Susan Roeder meeting with Engineer. results to follow in January.
5. **Turtle Lighting:** Sue Griswold has contract and will meet with lawyer to see what our rights of 365 days VS turtle season. Original contract did not state number of days. We have received previous fines on this matter.

**NEW BUSINESS:**

- 1.**Management Companies:** Twin Shores has reviewed other contracts on two Management Companies. Lighthouse and Capstone. Third company never returned our calls.
  - i. **Motion** by Sue Griswold to hire Capstone Management Co. Seconded by Tommy Rheinlander
    - a. 6 votes yes 1 absent
    - b. Passed on Capstone as our new Management Co.
- 2.**Landscaping and Maintenance:** Twin Shores is looking at other companies to make sure we are securing all the work that should be performed for Twin Shores to look it best. Will have more information later in the year, our contract is up with the current Landscaping/Maintenance Co.in April 2022.
3. **5 Year Plan. Establish a committee:** Chris Richard submitted a preliminary 5 yr. plan.
  - 1.**Motion** to establish a committee for execution of this 5 yr. plan
    - a. 6 votes yes 1 absent
    - b. Passed on 5yr plan w/ committee

**For the Good and Welfare:**

**John Brewer** mentioned Budget Plan, and Collecting dues

**Joan Fulchino** said since we are keeping the TV maybe money can be raised to get the \$600. Attachment that will lift the TV up to the ceiling.

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**Gary Bruce** on sewer job it was completed around 4-6yrs ago. We have pictures on disc. Lets try to find them. Gary will work on this

**Unit 9 Kim?** I think this was Kim problems with electrical & sewer problems. This is the Unit owners responsibility.

**Joan Fulchino** mentioned do we really need someone in the office 3 days a week.

**Nancy Martin** mentioned that after the sewer problems with the outbuildings. They are getting water in their unit. This is a problem for all units connected to those outbuildings.

**Cathy Enneper** during the meeting there is background talking, you can still hear what is being said. When we do the Good and Welfare the talking goes over whoever is speaking and you don't know who or what they are saying.

If I have some information that is not correct please inform me and I can change to what was said.

**Motion to Adjourn:** Motion: by Tommy Rheinlander 2<sup>nd</sup> Chris Richard

Passed: 6 BOD Approved 1 BOD absent

Submitted by; Cathy Enneper, Secretary  
December 17<sup>th</sup> 2021.