

TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING
JANUARY 17, 2022, 9:00 AM
MINUTES

Call to Order: The meeting was called to order at 9:00 AM by Sue Griswold, President.

Determination of Quorum: A quorum was established with the following members: Sue Griswold, Tommy Rheinlander, Susan Roeder, Cathy Enneper, and Chris Richard.

Proof of Notice: Proof of Notice was provided per Florida Statutes 719 and the Cooperative documents.

Approval of Minutes: A motion was made by Sue Griswold, 2nd by Chris Richard to waive the reading of the minutes from April and November 2021 and approve accordingly. **Motion carried unanimously.** A motion was made by Sue Griswold, 2nd by Tommy Rheinlander to waive the reading of the minutes from December 2021 and approve accordingly. **Motion carried unanimously.**

Treasurer's Report: Susan Roeder provided the Treasurer's report as of November 2021.

Correspondence: None

Maintenance / Infrastructure Report: The decking on the storage units has been replaced.

Capstone Management: Dylan Clements introduced himself as the new CAM for Twin Shores on behalf of Capstone Association Management.

Committee Reports:

- **Finance:** Vikie VanMeier stated that a meeting of the finance committee will be held at 1 PM on January 19th at the office of Capstone Association Management to discuss the upcoming 2022/2023 budget. A vote of the Membership will commence to less than fully fund the Reserve accounts at the Annual Meeting.
- **Rental, Sales, & Work:** Linda Huber provided a report to the Board of Directors.
- **Beautification:** Nancy Martin provided a report to the Board of Directors.
- **Insurance:** Sue Griswold updated the Board of Directors that the renewal is underway, and all is going well.
- **Social:** Karen Kroll provided an update on all upcoming social events. The location of the communication corner, social events, and miscellaneous board was stated.
- **Pool:** None
- **Dock Master:** Cathy Cartier provided a report to the Board of Directors. The marina docks were approved to be repaired. A review of the electrical situation at the docks will be reviewed by an electrician before the docks are repaired. Four (4) members are on the waiting list for boat slips.
- **Fine:** None
- **Storage:** Nancy Richard updated the Board of Directors that two (2) members are on the waiting list for storage space.

Old Business:

- **BOD Meetings** Board Members must attend majority of the BOD meetings.
- **Flood Claim Villas**: Sue Griswold is working with the Attorney to resolve a few issues.
- **Board Meetings & Workshop Meetings** Moved to 2nd and 3rd Fridays at 9 AM.
- **Pat Horton Plaque Ken on South Villas bench**: Almost completed.
- **Update #51**: Tommy Rheinlander is working with an Engineer and Construction vendor to establish a scope of work for the project. A proposal will be coming next.
- **Marina Docks**: Cathy Cartier & Tommy Rheinlander working on getting estimates.
- **Rainwater Drainage**: Susan Roeder reported that Horn and Engineer held a meeting about the rainwater drainage. Pending.
- **Turtle Lighting** Working with Town of LBK. A vote will be put on Shareholder's meeting to buy out of the contract.
- **Landscaping and Maintenance Change**: The Board of Directors agreed to wait until April when the current contract is up for renewal.
- **5 Year Plan**: See what we can get done now:
 - a. New sewer system \$250,000 (estimate)
 - b. New water drainage system & pumps \$200,000 (estimate)
 - c. Repairs unit #51 \$55,000 (estimate)
 - d. New landscaping around the Clubhouse \$2,000 (get estimates)
 - e. **Bathhouses**: Finalize the billing for the repaired between the six (6) units.

New Business:

- **Permits**: LBK now requires a permit for all pavers, patios, and fences.
- **Comfort Animals**: Please do not harass Owners about barking dogs.
- **Work in the Park**: Do not leave equipment outside. Please clean up after yourself.
- **Fence by #3**: The Owner is working with the City to resolve all issues.
- **TS Office Light**: The Board of Directors agree to install a lower or motion detected light to lessen the brightness of the existing light to not interfere with nearby unit(s) bedroom.
- **Marina Dock**: A motion was made by Sue Griswold, 2nd by Tommy Rheinlander to approve the dock repair up to \$15,000. Additional decking is to be purchased as the existing supplies stored on TS property have been used for another project. **Motion carried unanimously.**
- **Wolff Roofing Contract**: A motion made by Cathy Enneper, 2nd by Chris Richard to approve the Wolff Roofing estimate for the roof repaired around unit 22 for a total of \$7,978.00 and will be billed to all Owners per the repair location.

Adjournment: With no further business to discuss, a motion was made by Sue Griswold, 2nd by Cathy Enneper to adjourn the meeting at 11:18 AM. **Motion carried unanimously.**

Respectfully Submitted
Dylan Clements, CMCA® | LCAM
Capstone Association Management