

**TWIN SHORES BEACH & MARINA, INC.**  
**ANNUAL SHAREHOLDERS' MEETING AND ELECTION OF DIRECTORS**

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**MARCH 26, 2022, 10:00 AM**  
**3740 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL 34228**

**MINUTES**

**Call Meeting to Order:** The meeting was called to order at 10:07 AM by Sue Griswold, President.

**Determination of a Quorum:** A quorum was established with seventy-five (75) members in person or by proxy.

**Proof of Notice:** Proof of Notice was provided per Florida Statutes 719 and the Association Governing Documents.

**Also in Attendance:** Dylan Clements and Charlyn Clements representing Capstone Association Management.

**Approval of Minutes:** A motion made by Vickie VanMeier, 2<sup>nd</sup> by Geraldine Urse to approve the 2021 Annual Meeting minutes as presented. **Motion carried unanimously.**

**Reports of Officers & Committees:**

- See attached reports

**Old Business:** NA

**Unfinished Business:** NA

**New Business:**

- **Election Results:** Cathy Enneper, Donnie Lane, Chris Richard, and Gary Sykes were elected to the Board of Directors for a two-year term.
- **2022/2023 Board of Directors:** Cathy Enneper, Sue Griswold, Donnie Lane, Tommy Rheinlander, Chris Richard, Susan Roeder, and Gary Sykes.
- **Results of Proxy Vote:**  
Cross Utilization of Reserve funds **PASSED** with 71 YES / 4 NO votes.  
50% Reserve Funding on 2022/2023 Budget **PASSED** with 64 YES votes. 11 Votes for 100% funding.

**Shareholder Comments:** Tom Lopes discussed the drainage pipe at 117. Twin Shores is waiting for estimates. Rita Draveling talked about the road by the clubhouse.

**Adjournment:** With no further business to discuss, a motion made by Chris Richard, 2<sup>nd</sup> by Donnie Lane to adjourn the meeting at 10:40 AM. **Motion carried unanimously.**

Respectfully Submitted,  
Dylan Clements, CMCA® | LCAM  
Twin Shores Beach & Marina

Good morning, everyone, and welcome new owners.

Twin Shores, our little piece of paradise. It has been an eventful year, some good, some not so good, but we are all resilient owners who love our community.

Someone said to me last week - that is not the way we set this place up to be, that is not how we do things. I understand, but that was almost 25 years ago. Rules change, laws change, people change, we are all 25 years older. Change is hard for all of us, but have faith in your board, we all want what is best for the park and to make it safe for not only us, but for the next generation to come.

Rumors are nothing more than pieces of information or a story that has not been verified. If you are unsure about something you heard, please see one of us and we will set the record straight. The board is not hiding anything from you.

We have the same issues today, that have been ongoing for years, the sewer, although it was overhauled in 2016, some parts were not as they were not accessible. We continue to fix the problems as they become an issue.

Rainwater, we get it from the sky, Beach Harbor and Gulf Shores. The flooding does not affect everyone, but for those of us who live with it, we have been patient. It will not be a quick fix and not all at once, but we are looking into different ways to eliminate the flooding and have had people out to give us their ideas. As we learn more, we will let you know.

We had huge storm damage from Tropical Storm Eta, and I think we can finally see some closure after a year and a half. The insurance company paid out \$404,354.50 and to date, the expense to put the villas and clubhouse back together is \$438,520.11. We are diligently collaborating with an independent adjuster to see it to its ending.

I had a discussion with John Balerna this week. He has retired from infrastructure and unfortunately cannot be here today, as he has family visiting. I want to thank him for his many, many years as head of infrastructure and everything he has done for the park. To the other members of the infrastructure committee, thank you for your hard work this past year keeping the park repaired. It is not an easy job and can be thankless, and I know the challenges you have had. Thank you, Tom, and committee.

The marina is getting new docks soon. The building permit has been applied for and once it has been issued work will begin within 5 days. This coming year we will get additional new docks. Thank you, Cathy Cartier, Steve Enneper, and committee, for getting our marina looking great again.

To the beautification committee, Nancy Martin, and crew, thank you for all your work planting flowers, and keeping them looking beautiful all season. The plants you did on either side of the clubhouse enhance our appearance and I appreciate all you have done for Twin Shores.

Thank you, Social Committee on the wonderful job providing us with such a variety of events this past year. The clubhouse renovations look wonderful. I deeply appreciate all the hard work you have done for Twin Shores.

Vickie and to the financial committee, thank you for your work throughout the year questioning transactions to make sure everything is staying on budget as best as we can.

Thank you to this board, Tommy, Cathy, Susan, Chris, Donnie, and John. We have not always seen eye to eye, but we all have the same wish, to represent the owners of Twin Shores Beach and Marina to the best of our ability, making sure what needs to be done is for the welfare of everyone.

And finally, thank you, fellow owners who have volunteered your time, energy, and services in the park, offered advice, and most importantly, supported us this past year. I look forward to the coming year.

Thank you.

Respectfully,

Sue Griswold  
President, March 26, 2022

Secretary: Cathy Enneper

I have had the honor of being secretary these past 2 years. We have had very good meetings where we hashed out our differences.

There have been many changes since last year, New Management Company, New Shareholders, Shareholders Moving, and sadly 4 of our Shareholders passed away. Dances, Happy Hours, Saturday Coffee and a Play.

I love that we are a community of caring people who look out for one another. This is a special place and we have more to look forward to.

I want to thank you for your vote of confidence these past two years. I hope I have completed the job up to <sup>your</sup> ~~you~~ expectation.

Thanks again, Twin Shores Shareholders in a community I can call home

**2022 ANNUAL REPORT FOR :  
RENTALS, SALES, LOANS AND WORK BY SHAREHOLDERS**

**RENTALS: THERE WERE 37 RENTALS OF 27 UNITS**

**LOANS: THERE WERE 21 LOANS MADE OF 11 UNITS**

**WORK BY SHAREHOLDER REQUESTS WERE MADE BY 12 UNITS**

**SALES: WE HAVE HAD 19 SALES.**

**THIS IS THE HIGHEST NUMBER OF SALES EVER, AND A NEW PHENOMENA HAS DEVELOPED . OUR OWNERS ARE: FULL TIME RESIDENTS, SEASONAL RESIDENTS , OCCASIONAL RESIDENTS AND NOW WE ALSO HAVE WEEKEND RESIDENTS.**

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|--|------------------------------|
| 1. #27 FRED & JEANNINE DOYLE                   | 15. #112 GARY & BETTYE SYKES |
| 2. #36 RANDY & LINDA COX                       | 16. #114 JOE TRAUSE &        |
| 3. #37 KEN & SHAWN STRONG                      | CHRISTINA PALAMARA           |
| 4. #53 MATT & MARIAN DOHERTY                   | 17. #116 HOSSEIN SAKHAI      |
| 5. #56 RAFAEL MEDINA                           | 18. #120 MONTY VELASCO &     |
| 6. #73 DAN & LISA DEXTER                       | MARIA TRIPPE                 |
| 7. #75 RICHARD & LAURA STINETTE                | 19. #121 TOMMY &             |
| 8. #85 JOSEPH SULLIVAN                         | LORRAINE RHEINLANDER         |
| 9. #89 JOHN VOLPE & THERESA VOLPE-GAETA        |                              |
| 10. #90 STEVE & RENEE SCHERR                   |                              |
| 11. #95 ROCKY & SANDRA ESTES AND LISA VINEYARD |                              |
| 12. #102 DIANE BRANDLEIN                       |                              |
| 13. #106 BRAD & JUNE BATTERSBY                 |                              |
| 14. #110 WAGUIH (WILLIE) & JOANNE ASSAD        |                              |

*Respectfully submitted by,  
Linda Weber*



## Beautification Committee Report

After many meetings we were able to establish the garden areas on the North/South side of the Clubhouse.

Thanks to Lauren & Frank Mazzoni, Susan Roeder, Tom & Corliss and Steve & Cathy Enneper for watering until the new watering system is installed. Juan is installing the system today as we speak.

A new palm on the south side will be installed to replace the dead palm. Upon checking the South side palms have worm infestation. Sue Griswold will call a company to kill the worms.

We are hoping to change the rock color on the South side villas to match the tan on the North side villas.

We will also replace the rock around the lift station.

Juan also stated he fertilized the palms on the South Villas.

Respectfully,  
Nancy Martin

## Marina Report

We have repainted the slip numbers.

We have added or replaced 20 cleats around the marina. We also added a new swim ladder off the seawall by the clubhouse for safety. This ladder can be raised and lowered so that it will not become covered with barnacles.

We have added 8 solar lights to help light the pathway around the marina.

Had Herb Dolan check all the electrical wiring around the marina. Need to replace the covers on the GFI plugs, this will allow them to close completely when they have a plug connected.

Thom Lopes installed a water shutoff on the south side so we can turn off the water to the docks without turning off the water to the clubhouse.

All available slips have been rented and there are three people on the waiting list.

Cathy Cartier got three estimates for replacing the two damaged slips. We selected the lowest bid. The lumber has been purchased and delivered. The vendor has applied for the permits. Expect permits to be approved in the next three weeks. The vendor has told us it will take five days to complete the work once it is started.

Long range plan is to replace all the docks and add one in each boathouse to give us four additional docks. In the interim we will be looking to securing the railings on the docks. Would like to add more kayak racks. Possibly moving the existing rack to the vacant lot behind unit 120 and moving the kayak launch down by the clubhouse.  
Open to all suggestions.

## Annual Meeting Report 2022

Since last year's annual meeting, Covid restrictions have lessened and our park has again come alive. Many social activities occurred over the summer and during the holidays.

Just since January of this year, we have had weekly Trivia, Bingo, card and game nights and frequent Bar Poker evenings. Pool aerobics was also offered.

Other special events included monthly coffees, the Penny Sale, a Soup Cook Off, Elvis, a Potato Bake, Super Bowl party, Pancake Breakfast, Evening in Paris, St. Patrick's party and now our mystery play.

Activities are already being booked into late this year and 2023 including celebrating Madi Gras. Anyone wanting to host an event, please contact the Social Committee.

Coming up next month is a Sock Hop on April 2<sup>nd</sup>, the Coffee and Social meeting on the 9<sup>th</sup> and an Easter celebration April 17<sup>th</sup>. The best way to keep posted on activities is to watch the board by the mailboxes or note announcements in the monthly newsletter.

We have volunteers who will be replacing a couple of us leaving the Social Committee due to expiring terms and the Board President will be having a meeting of that group in the near future.

Again, I wish to thank all of you who supported me during my terms as Social Chair with your help, guidance and awesome ideas!

A handwritten signature in dark ink, reading "Karen Krall". The signature is fluid and cursive, with the first name "Karen" and last name "Krall" clearly distinguishable.



## Communication Committee Report

Communication committee has updated the communication corner in the clubhouse. We will be responsible for what is posted to see that it is pertinent and current. See if we can have one side of the bulletin board behind office for committee use. Currently real estate people are using both sides.

Change website so that the "Contact Us" page on the website will use the Twin Shores email account. Currently those emails are going to Steve Koener. Get Nancy Richards access to that account so that she can access these emails and respond to them as necessary.

Set up blast email so the committee can send important communications to residents that have given their permission to use email.

Add "Project Page" to the website to relay information about projects currently going on in the park and their status.

The committee has started a monthly newsletter. Barbara Bruce is in charge of the newsletter. She will be putting out a newsletter all summer so if you are doing something or have something going on in your life that may interest the other members of the park please feel free to forward this to Barb. She has put a lot of time into making the newsletter a success so please help her if you can. The newsletter is available on the facebook page and the website.

## Web Committee Report

Have added the newsletter and a project status page to the wesite.

Due to COVID 19 it has been a while since we added anything to the photo gallery. Would like to get this going again. If anyone has pictures from "Elvis", "Evening in Paris" or "St. Patties Day" that they wouldn't mind sharing please let me know or just email them to me and I will see that they get added to the web page.

If anyone is interested in getting involved with helping me with maintaining the web, please contact me. Currently I am the only on the webpage, it would be nice for someone else to know how to do this. No programing experience necessary. Would be helpful if you were familiar with Microsoft Word and Excel. I will put my contact information on the bulletin board.