

TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING

Time: 9:00 AM

Date: March 18, 2022

Location: Twin Shores Clubhouse

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, Chris Richard, and Don Lane.

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

Approval of Minutes: A motion made by Chris Richard, 2nd by Tommy Rheinlander to approve the March 4 and March 11, 2022, minutes as presented. **Motion carried unanimously.**

Treasurer's Report: Susan Roeder provided the treasurers report.

Correspondence: None

Maintenance / Infrastructure Report: NA

Capstone Management: NA.

Committee Reports:

- **Finance:** NA
- **Rental, Sales, & Work:** Linda Huber reported that there are 2 leases, 4 sales, and 2 loans this past month.
- **Parking:** NA
- **Beautification:** The clubhouse parking area landscaping was completed.
- **Insurance:** Sue Griswold updated the Board of Directors that the supplemental claim on the villas was denied by the insurance carrier. The Board of Directors agreed to contact a public adjuster to assist in getting insurance funds to complete the repairs.
- **Social:** A report on all upcoming social events was given. Be sure to check the communication corner for upcoming social events.
- **Pool:** The temperature gauge and skimmer were repaired.
- **Dock Master:** NA
- **Fine:** NA
- **Storage:** NA

Old Business:

- **Update #51:** Tommy Rheinlander is working with a Construction vendor that may be able to work on the project. All engineers that have looked at the project refuse to draft a scope of work due to the current issues. There is a hearing with a judge scheduled for April 13, 2022.
- **Rainwater Drainage:** Pending.
- **Approval of Committees:** Pending.

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New Business:

- **JB Landscaping Estimate for Rock Installation:** A motion made by Donnie Lane, 2nd by Chris Richard to approve the project contingent upon clarifying where the removed rock will go and what type of irrigation will be used. **Motion carried unanimously.**
- **Lift Station Electric Estimate:** A motion made by Susan Roeder 2nd by Donnie Lane to approve the lift station estimates from Cool Today. Dylan Clements will check with FPL to determine if a meter can be installed at a closer location to service the lift station. **Motion carried unanimously.**
- **Twin Shores Beach & Marina Audit:** A motion made by Cathy Enneper 2nd by Tommy Rheinlander to approve having an audit for \$10,500. **Motion carried with a 5-1 vote. Donnie Lane was opposed.**
- **Microphone Rental/Purchase:** A motion made by Chris Richard, 2nd by Donnie Lane to approve renting a microphone system for the play and the park paying for 1/3 of the cost and the social committee funds paying for 2/3 of the cost. Tommy Rheinlander will obtain an estimate to purchase equipment which will be discussed in the future. **Motion carried unanimously.**
- **Park Plumbing:** Pending
- **Future Workshop Meetings:** A motion made by Cathy Enneper, 2nd by Tommy Rheinlander to cancel further workshop meetings that are held 1 week before the Board meeting. **Motion carried unanimously.**
- **Underground Electric/Panel Discussion: John Langwig:** Pending.
- **Insurance Claim:** A motion made by Cathy Enneper, 2nd by Tommy Rheinlander to approve the payoff difference from ServPro which was \$17,082.80 plus the remaining balance. **Motion carried unanimously.** Twin Shores will continue to work with an adjuster to recover additional money from the loss. A letter should be sent to the Department of Insurance for the denial of the additional claim.

Adjournment: With no further business to discuss, the meeting was adjourned at 11:36 AM.

Respectfully Submitted

Dylan Clements, CMCA® | LCAM
Capstone Association Management