

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

Time: 9:00 AM
Date: April 15, 2022
Location: Twin Shores Clubhouse

MINUTES

Call to Order: The meeting was called to order at 9:05 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, Don Lane, and Gary Sykes.

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

Approval of Minutes: A motion made by Cathy Enneper, 2nd by Tommy Rheinlander to approve the minutes as presented. **Motion carried unanimously.**

Treasurer's Report: Chris Richard provided the treasure's report.

Correspondence: None

Maintenance / Infrastructure Report: Concerned that the Board is making decisions without consulting the committee.

Capstone Management: NA.

Committee Reports:

- **Finance:** NA
- **Rental, Sales, & Work:** Cathy Enneper reported that there are 1 lease, 1 sale, and 4 loans this past month.
- **Parking:** There should be a committee for parking.
- **Beautification:** Nancy Martin provided a report and requested the boards' approval for landscaping estimates.
- **Insurance:** Sue Griswold updated the Board of Directors that the supplemental claim on the villas was denied by the insurance carrier. Sue has contacted a private adjuster.
- **Social:** Don Lane provided a written report.
- **Pool:** NA
- **Dock Master:** Cathy Cartier reported the new docks should be installed soon. Complaints have been received about the length of time it's taking to get the docks repaired.
- **Storage:** Nancy Richard provided a written report.

Old Business:

- **Update #51:** The hearing was held on April 13, 2022. Twin Shores was given an extension until the next hearing on May 11th to come up with a plan and present it at the hearing. More information to follow.
- **Rainwater Drainage:** Pending.
- **Approval of Committees:** A motion made by Cathy Enneper, 2nd by Tommy Rheinlander to approve the standing social committee members. **Motion carried unanimously.**
- **Lift Station Update:** Tabled.
- **JB Lawn Care Contract:** This will be revisited in the next few months.
- **Underground Electric/Panel Discussion:** John Langwig: Handouts were provided to those present. The decision to replace the panel is up to each owner.

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New Business:

- **2022 Budget:** A discussion was held on the clarification of the assessment increase for 2022/2023.
- **Park Census:** Sue Griswold will obtain the updated census information from the shareholders.
- **Unit 116 Slider Replacement:** The slider of unit 116 was damaged from the flood and not replaced. The owner requested that Twin Shores replace the slider. The Board of Directors agreed that if Twin Shores received additional monies from the supplemental insurance claim, the slider was going to be replaced. A motion made by Don Lane, 2nd by Gary Sykes to have the owner pay for the slider replacement and if any money is recovered by the supplemental claim, the owner will be reimbursed. **Motion carried unanimously.**
- **Clubhouse Roof:** The Board of Directors appointed the infrastructure committee to search for repair options and estimates and report back to the board their findings.
- **Kayak Storage Behind Laundry:** Pending.
- **Social Committee Change:** Discussion was held on the social committee procedures for handling reimbursements, cash collected from events, and reporting.
- **Twin Shores Office:** The Board of Directors discussed options for the office building. If anyone has suggestions, please let the Board know.

Adjournment: With no further business to discuss, the meeting was adjourned at 11:34 AM.

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

STORAGE LOCKER REPORT

April 15, 2022

Rental storage locker agreements for March 2022- April 2023 were mailed in March with an additional reminder mailed in April. There was some confusion as to who received the contracts and who did not during our transition with Capstone. That being said I am trying to make sure I reach out to each current renter to make sure they have a copy of the agreement and know where to mail their check.

Currently there are nine lockers that have not signed and turned in their rental agreement and payment.

We have three medium lockers and one XL locker available for rent. There is no one at this time on the waiting list.

I will continue to work with Dylan to reach out to folks who may not have gotten the rental agreement in the mail.

Nancy Richard, Storage Representative

Social Committee Meeting Minutes

April 09, 2022

Everyone is encouraged to participate by attending meetings.

The Newly Elected Committee is as follows:

Chair: Donnie Lane
Co-Chair: Joan Fulchino
Secretary: Nancy Richard
Treasurer: Linda Huber
At large: Bill Tow
At large: Ann Dolan
Renter Representative: Linda Sellinger
This committee is the voting body.

The calendar of events is a "living document" and changes can be made if the committee votes to make changes. Additional events are added on a regular basis.

Sock Hop: April 9th
Easter Dinner: April 17th

Last Bar Poker for the season will be on Wednesday, April 20th
Trivia will continue on Sunday nights until April 24th

May 14th Coffee – Bob and Nancy
May 30th Cookout/Games – Donnie and Joan
June 11th Coffee – Joan
July 04th Cookout – Donnie
July 09th Coffee – Bill and Cheri
August 13th Coffee – Donnie and Carol

Looking ahead – 2023
New Years Eve – Dec 31st
Welcome Back Brunch – Jan 14th
Mardi Gras – Feb 18th

Treasures report - \$6480.53

**A social committee meeting will be held every second
Saturday of the month following the Coffee.**

Next meeting May 14th