

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

Time: 9:00 AM

Date: January 20, 2023

Location: Twin Shores Clubhouse & Zoom

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, Cathy Enneper, Susan Roeder, 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 was made by Sue Griswold, 2nd by Tommy Rheinlander, to approve the minutes as presented from November 18, 2022. **The motion carried unanimously.**

Treasurer's Report: NA

Correspondence: Two letters were read regarding the financials, information to shareholders, and the open Board seat.

Maintenance / Infrastructure Report: Tom Lopes reported on multiple repairs that were addressed by the infrastructure committee.

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** Two sales pending.
- **Beautification:** Beautification committee reported on the new plantings at the clubhouse and requested new gravel for areas around the park and at the lift station.
- **Social:** NA
- **Pool:** NA
- **Dock Master:** Working on kayak space assignments. Please contact Cathy Cartier if you have a kayak on the storage rack.

Old Business:

- **Update #51:** The Town of LBK continues to require additional information related to the permit for #51. Things are moving forward, but no permit has been issued at this time.
- **Stormwater Drainage/Gulf Shores Drainage Update/Beach Harbor Update:** A meeting was held with Gulf Shores on extending the wall. The original work will continue. Once installed, a review will be done to install additional length of where the wall stopped. We are waiting for an updated estimate for the wall at Beach Harbor Club.
- **Marina Docks & Repairs:** A portion of the special assessment is to continue the replacement of damaged docks at the marina. The electrical will be required to be updated during the dock replacements.

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- **Update on Office Repair:** Still trying to locate a contractor willing to work on the needed office repairs.
- **Clubhouse/Villa Painting Update:** Scheduled for the first and second week in December.
- **Generator Purchase Update:** A motion was made by Cathy Enneper 2nd by Tommy Rheinlander to purchase a generator not for \$500. **The motion carried unanimously.**

New Business:

- **25th Park Anniversary:** Don Lane agreed to chair the planning of the party with the social committee.
- **Left Items in the Clubhouse:** Items will be thrown away after one week if left in the Clubhouse.
- **Amerigas Issues:** The Board of Directors discussed issues with Amerigas not filling up the all tanks when they arrived to add propane. The schedule for filling propane tanks was changed to every three weeks.
- **Fundraising Party:** Cancelled
- **Funds From Sale of Items in Unit 51:** A motion was made by Sue Griswold, 2nd by Cathy Enneper to deposit the \$720 collected from the sale of items from #51 to the Reserve account. **The motion carried unanimously.**
- **Front of Park Parking:** Vehicles at the front of the park should be parked against the home to allow for ingress/egress.
- **Board Member Appointment: Adjournment:** A motion was made by Sue Griswold 2nd by Don Lane to appoint Barbara Bruce to fill the remaining term of Gary Sykes expiring 3/2024. **The motion carried unanimously.**

Good & Welfare: Karen Kroll read a letter for consideration by all shareholders to amend the two year leasing memorandum.

Adjournment: With no further business to discuss, the meeting was adjourned at 10:40 AM.

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

Beautification

Robert/Nancy Martin <alumas42@gmail.com>

Thu, Jan 19, 9:29 PM

To: Cathy Enneper <tshoressecretary@gmail.com>, robert martin <alumas42@gmail.com>

Beautification will be busy in the next couple of weeks. We are buying new flower pots by the office and planting them. The gardens by the club house on each side will be refreshed with new plants in the pots. Thanks go out to Lauren, Frank and Bert for redoing the watering system lines throughout the park. Also the

planters had fire ant control put on them. Many of the owners have been asking us if there is any progress dealing with the state about the damaged palm on GMD? Has the board hired a landscaping firm to replant the dead palm on the southside villas? Also could new gravel be put in the blank areas on the main road and by the lift station? We believe it has been long enough for the street signs to be fixed and the

office roof to be repaired and the office painted and the corners on the clubhouse to be fixed. The office does not represent an attractive entry to the park. If anyone wants to volunteer with us we need some volunteers to help out. Thanks, Nancy Martin

Two year rental moratorium:

- a) The Purchaser/Buyer may not rent the unit, in whole or in part, for a period of 2 years following the change or transfer of ownership on or after the effective date of the Board approval of sale (interview date).

This rule excludes a case where the Seller:

- a. Has owned the property for 10 or more years*
- b. Is a member of the community in good standing*
- c. Has proven themselves to be an active member of Twin Shores*
- d. And wishes to remain in Twin Shores as a renter of the unit they are selling*

Please consider this type of Modification

CORRESPONDENCE FOR JANUARY 20, 2023 BOARD MEETING

I prepared this correspondence on behalf of many shareholders. We have many questions that we would appreciate the Board to give us answers to. It has been suggested that we have another Town Hall Meeting, but instead since we still don't get answers from those meetings I am going to ask these questions.

#1 On July 5th 2022 a check was written for \$10,000.00 for #51. I was told this was made to a contractor for shoring up #51. Since then, it was decided to tear down that unit. What is going to happen to that money? Is the same contractor going to demolish that unit or is that money just gone?

#2 In September a check was written for \$570.00 for termite tenting. What happens with that money since unit #51 is being torn down?

#3 I see there is a special account for or assessment income #4000-00, is that correct?

#4 You, the Board, have to understand you are using our money and there seems to be waste. The operating account had only around \$38,000.00 at the end of November. This is the lowest balance since 2008. December financials show \$91,826.99. Is any of that amount part of the special assessment?

How \$
✓ #5 The legal account is way over budget. We were told our new legal team only charges \$200.00 an hour vs. \$400.00 per hour. You must use them a lot. In the past Board Presidents have always reported what they go to our lawyers for and what the outcome is. We think it is time for this President to give us such reports. At the November meeting a lawyer was at the meeting to answer questions from shareholders that we had no notice of until the meeting. What was the real purpose of that? Why did he have to go through the whole meeting before questions were asked and what did that cost us to have him say on 90% of the questions, "he didn't know he would have to go over our documents."

#6 We have asked for a parking committee again but apparently some Board members aren't in agreement. At the very least we should have a diagram posted of the parking spaces with unit numbers. We have requested that in the past. Also, some parking bumpers are no longer right. Some shareholders have been given wrong parking information according to our parking rules. We need someone who knows the rules and are consistent.

#7 It was told to us that we are saving \$6 or \$8,000.00 a year having this new cleaning company. It is the popular consensus that we have been cheated out of the benefits we had with our last Landscaping company. Speaking of that; our last landscaping company provided their own equipment, weed spray etc. To be able to justify if we are saving money or not all landscaping equipment, weed killer etc. should be under our landscape account vs. maintenance supplies. There is no comparison of apples to apples. Also, why is he here at 7:00 a.m. just walking around when he can't make any noise until 8:00? According to the schedule he has a make-up day of Wednesday. It would be a good idea for him to clean the far south and north borders of the property which hasn't been done since the tree trimming.

Why do you expect shareholders to put the dumpsters back because he isn't here long days on garbage days? That doesn't make sense since this Board has been concerned about insurance injuries.

#8 When can we get new address signs on the poles? They have looked awful for years. This would not be an expensive project.

#9 The Social committee wanted to get the pool bar fixed or replaced and we were told the Board is going to take care of that. When is this going to happen? It looks awful.

#10 We have one of the best marina dock masters we have ever had. Why can't you just let her do her job instead of trying to take over? She is knowledgeable and a seasoned boater.

#11 It has come to my attention that a new villa owner wanted a boat slip from a previous owner to go with the unit and was told no, but on the other side of the marina when asked if she could have a boat slip it was told to her, "No it goes with the unit." Boat slips don't go with units. We need to be consistent, therefore go back to #10 and let one person handle the marina and be consistent with the rules. Also, some are paying for kayak racks and others just lay their kayaks anywhere. Let's be consistent.

#12 Who decided on the color of the north villas? Why isn't it the same as it was? Another thing when contractors are hired it might be a good idea for a Board member to supervise them.

#13 At the November Board meeting we were told that Dylan and a Board member were going to walk the park to see if work needs to be done or if properties were presentable to the neighbors and neighborhood. Two months and again, no follow up.

#14 In past years starting March and continuing into April the Board announced that prior to leaving the park for a few months or the whole summer that you put everything away due to hurricane season coming or they will be fined. This has not been done for a few years and it is important. As full-time shareholders we should not have to be concerned that vacant properties don't have all items put away.

#15 On the Capstone portal why do I have to put in my ID every time I use it when I checked "remember me"? Also, it is very hard to find minutes, so many dates are the same and don't correspond with the meeting dates. Dylan told me they were, but I don't see it. It is very confusing.

We shareholders want answers. You never consider what we would like on the agenda.

Maybe this correspondence should be posted as a petition to see if the Board will consider our feelings and give us answers.

Vickie VanMeier

January 20, 2023

At the October Board meeting Gary Skyes resigned from the board.

On January 2, I emailed the board members and told them that I would like to replace Gary for his remaining term.

Sue G., Cathy E., Donnie L., & Chris R. all replied back to me, that they thought it was a great idea.

I asked Sue G. what the procedure was & she said that the board would vote on it at this board meeting. (I spoke to Chris R. yesterday & he said they could have voted on this matter thru an email.)

Yesterday, while I was reading the agenda for today's meeting, I noticed that there was nothing on this matter on the agenda.

I called Sue G. about this matter and she told me that "they" decided not to fill the vacancy. I would have to run for the board.

Tommy, you expressed to me the other day, when we spoke on the phone, that you didn't want me to fill the vacancy. You said I needed to run for the board. How did you get on the board?

In the past, when there has been a vacancy on the board, it has always been filled. My question to this Board is "Why would you not want to replace a vacancy on the Board sooner rather than later?"

Submitted by Barbara Bruce

SIGN IN BOD MEETING

January 20, 2023

1	Cathy Enysen
2	LOIS RODRIGUEZ
3	Vickie Van Nieu
4	Karen Krall
5	TOM HEYNE
6	Bill Tow
7	CARLA OSBURN
8	BRIAN MELLON
9	Pet Navi
10	Barbara Brun
11	Lorraine Boyington
12	Benny New
13	St. Enysen
14	Kim Tupper
15	Lynne Hegener
16	Tom Lopez
17	Jack & Kaye Brinnings
18	Marcia Gregg
19	Kathy Flynn
20	Erub J. Mazzari
21	Denneth & Shaw J. Stog

SIGN IN BOD MEETING

January 20, 2023

22	Linda Huber
23	Kyle Adams
24	Jan Adams
25	Laura Shnette
26	Rick Shnette
27	Wesley
28	Clyde
29	Tommy
30	Sue
31	Glenn
32	Zoon Chris Ruckard
33	Susan Ruckard
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