

**TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING
March 21, 2012
9:00 am**

Public Expression Regarding Agenda Items

Pat Novi: Spoke about the current rental rules, concern about number of renters and a need for a lower percentage of renters

CALL TO ORDER

The meeting was called to order at 9:12 pm by Victoria Van Meier, President of the Board of Directors, in the Twin Shores Beach & Marina Clubhouse, Longboat Key, FL.

ROLL CALL-DETERMINATION OF A QUORUM

Linda Huber conducted the roll call of Board members present in person as follows: Victoria Van Meier, Linda Huber, Mercy (Mandy) Brewer, Robert Martin, Stephen Koerner and Elaine Rufener, establishing a quorum. Board Member John Balerna was not in attendance. Also in attendance was Shane Raniere from Progressive Community Management.

CONFIRMATION OF PROPER MEETING NOTICE

Linda Huber, confirmed that proper proof of notice of the meeting was posted in accordance with Florida Statutes.

READING OF THE MINUTES-APPROVAL OF MINUTES

Linda Huber asked for the following additions/corrections be made to the February 15, 2012 minutes.

p. 3 – 1st. sentence "...New wording in boat slip contract..."

Board Approval Rental & Sales – Vicki Van Meier stated that the owners of Unit 1 and Unit 9 should receive a letter and a \$50 fine regarding their long standing incomplete applications. A motion was made by Elaine Rufener and seconded by Mandy Brewer to waive the reading of the minutes of February Board Meeting and approve minutes with the corrections.

All directors present voted in favor of the motion. Motion passed.

A motion was made by Robert Martin and seconded by Stephen Koerner to waive the reading of the minutes of the Special Board Meeting of February 29, 2012.

All directors present voted in favor of the motion. Motion passed.

TREASURER'S REPORT

Mandy Brewer, Treasurer: (See Attached Report)

A motion was made to accept the Treasurer's report by Linda Huber and seconded by Elaine Rufener.

All directors present voted in favor of the motion. Motion passed.

CORRESPONDENCE

Linda Huber, Secretary, no correspondence.

MAINTENANCE REPORT

Victoria Van Meier: (See Attached report)

Mandy Brewer felt that the Board should obtain a bid for siding the Maintenance Building.

Vicki VanMeier said she would get a bid.

PARKING REPORT

Robert Martin reported that new contracts have been sent to renters for 2012. Of the 14 sent, all but 4 have been returned.

COMMITTEE REPORTS

Financial: M. Patricia Novi presented the minutes from the Feb. 29, 2012 Financial Committee Meeting
Attending: Janet Delande, Kaye Brininger, Fred Huber, Joan Fulchino, Pat Novi, Mandy Brewer, Board Treasurer, and Bob Martin, past Dock Master.

1. The main purpose of calling this meeting was to discuss slip rentals at the marina. After comments, input and discussion, the committee voted to recommend the fees be kept as presented by the Dock Master 4-1-12 to 3-31-13.
2. The committee will recommend an amount to be paid on the mortgage after April 1, 2012. At that time more information and up to date account balances will be available.

Marketing & Sales: John Brewer: (See Attached Report)

Beautification: Nancy Martin:

Nancy reported "this season we planted the pots in January. They did well and everyone commented how nice they looked by the marina and condos. We planted a new garden by the shuffleboard area and it is doing okay. The planters did well by the Office and were well taken care of and watered all season. Committee members were Donna, Elaine, Linda, Lavelle & Al. Thanks to all of them. Approximately \$250 was spent this year. Everyone please discard your own flowers and put your pots in storage for next season at your places.

Marina: Gary Bruce, Dock Master:

Gary reported that all slips are currently rented except 2 canoe slips. There are a total of 13 residents and 9 non-residents. The estimated income is \$13,714.08 which includes tax. There is work yet to be done: 3 docks to be redecked with Trex decking with an estimated cost of \$1,200.00 and the South Boathouse roof needs to be repaired.

A **motion** was made by Mandy Brewer and seconded by Elaine Rufener that if the "Blue Bubble" is not removed within a week, to send a letter to the owners to have the "Blue Bubble" removed from slip 3 within 10 days of the date of the letter or it will be removed at the shareholders expense and that the bubble is not allowed back into the slip without being accompanied by a boat.

A discussion was had by the Board.

All directors present voted in favor of the motion. *Motion passed.*

Storage: Nancy Martin

Nancy reported "all storage lockers are rented with one shareholder on the wait list. Two new lockers were constructed by Mario Novi and Rich Wierengo. Total income for the 14 months of Feb., 2012 – April, 2013 will be \$1783.22. All fees paid are now current for that time period. Thanks to Mario and Rich for helping us make some clear profit every year. "

Rules & Regulations: Steve Koerner reported there was a committee meeting held to discuss some revisions and additions to the Rules and Regulations. We hope to have a finalized version to present to the Board for a vote at the April BOD Meeting.

Web Site: (See Attached Report)

Mandy Brewer reported that we have had 25 responses including two who have requested to receive information electronically, however neglected to provide an email in which to accomplish this. The minutes to the Feb. BOD meeting have not yet been posted to the website. The email address for the association is: twinshoresbeach@comcast.net. The website is: www.twinshoreslbk.us.

OLD BUSINESS

Maintenance of Individual Units:

Shane Raniere reported that most letters went out on February 6th. Upon inspection a couple of weeks ago, about a half dozen units had completed the necessary repairs. We have also been contacted by about a half dozen shareholders who have contacted the Board with regard to a timeframe for completion. Owners are urged to make the necessary repairs. Contact him or the Board if an extension is needed. The documents state that you have 60 days to comply and if the repairs have not been completed by that time the Association has the right to contract out the repairs and bill back the owners.

Committees-Members: If you wish to serve on a committee next year, please let Linda Huber know during the next six months.

One Time Principal Payment: We will revisit this at the end our fiscal year.

Sound System: John Brewer:

The wall system was purchased by Al & Dottie Van Iten. Ken and Joyce Dudley paid for the materials to set it up. There is still some work to be done to the Sound System. The Board allocated up to \$3,000 for the Sound System and it will probably end up costing between \$1,300 to \$1,400.

The Board thanked all involved for their hard work.

Boat House: See maintenance report.

NEW BUSINESS

Board Approval-rental and sales : Linda Huber: See report:

Board Approval-work to be done by shareholders: Linda Huber: See report

A **motion** was made by Steve Koerner and seconded by Mandy Brewer to approve the attached proposed rentals and approve the proposed work to be done by shareholders pending approval of the color for unit 17 to be painted.

All directors present voted in favor of the motion except Elaine Rufener who voted against the installation of the Garbage Disposal. Motion passed.

A **motion** was made by Steve Koerner and seconded by Bob Martin to not refund rental application fees once they are submitted.

All directors present voted in favor of the motion. Motion passed.

Vickie VanMeier reported that there was a potential renter would like to rent unit 21 on an annual basis. There was much discussion as to rental fee and notice concerning showing and selling the unit.

A **motion** was made by Linda Huber and seconded by Mandy Brewer to set an annual rental price of \$650.00/month plus \$50/month for water, sewer & trash for unit 21.

All directors present voted in favor of the motion. Motion passed.

The Board will draw up a contract reflecting the price and giving notice pertaining showing and sale of the unit.

Extension of Special Assessment:

A **motion** was made by Mandy Brewer and seconded by Elaine Rufener to extend the current assessment of \$125/month to the new 2012/2013 fiscal year.

All directors present voted in favor of the motion. Motion passed.

Clubhouse Lighting: Different options were researched. At this time it is not deemed economically feasible. The Board will review this issue at a later date.

Email-Special Meetings, Workshops, Changes of time/date of meetings:

A discussion was had by the Board as to how best to notify non-resident shareholders electronically. It was decided that this information would be available on the calendar on the web site.

Social Committee-Renters: The Committee should put together a list of rules for having a social gathering in the clubhouse

Shuffleboard Lights: An estimate is pending for additional lighting of the Shuffleboards.

Fireplace: There has been a problem with lighting the fireplace. Since we won't need it until the fall, we will look at it then.

Changes-FL Statutes: Linda Huber: (See Attached Report)

Linda reported that there have been some changes to the Cooperative Act of the Florida Statutes that pertain to shareholders who are in arrears and the means for the Association to collect the monies and place restrictions on those shareholders.

For the good and welfare of the community:

Nancy Martin: Spoke about the monthly rate of unit 21 should be \$750.00. There was much discussion about the rental policies and procedures. It was decided to set up a Rental Committee to review the rental policies and concerns. Joan Fulchino agreed to chair the committee.

NEXT MEETING:

The date of the next Board of Directors meeting is scheduled for April 18, 2012.

ADJOURNMENT:

There being no further business before the Board a **motion** was made by Steve Koerner and seconded by Mandy Brewer to adjourn the meeting.

All directors present voted in favor of the motion. Motion passed.

The meeting was adjourned at 11:38 am.

Respectfully submitted,

Shane Raniere
Community Manager
SR/kmd