

Twin Shores Beach & Marina Condominium Association, Inc.

BOARD OF DIRECTORS' MEETING

MARCH 15, 2016

9:00am

1 **PUBLIC EXPRESSION**

2 Cathy Flynn inquired what is the maximum dollar limit that the Board can spend before going to the
3 shareholders for permission. The board responded that the prospectus does not address a dollar amount.
4 She also wondered when the south villas might have the pavers installed in front of the building. The
5 board responded that there are no plans to do so at this time.
6

7 **CALL TO ORDER**

8 Steve Koerner called the meeting to order at 9:07 a.m. in the clubhouse.
9

10 **ROLL CALL - BOB MARTIN**

11 A quorum was established with the following Board members present in person: Mandy Brewer, Robert
12 (Bob) Martin, Patricia Novi, Joan Fulchino, Steve Koerner, Mark Thomas & Nancy Cornuke. Also
13 present was Shane Raniere representing P.C.M.

14 Those present took a moment to thank Bob Martin for his time on the Board and on various committees.
15

16 **READING OF THE MINUTES- BOB MARTIN**

17 A **motion** was made by Bob Martin to waive the reading of the February 17th, 2016 Board Meeting
18 minutes and seconded by Mandy Brewer. *Motion passed unanimously.*

19 A **motion** was made by Bob Martin to approve the minutes of the February 17th, 2016 Board meeting
20 and seconded by Mandy Brewer. *Motion passed unanimously.*
21

22 **TREASURER'S REPORT**

23 See attached: A discussion was had by the Board regarding our water bills.
24

25 **CORRESPONDENCE - BOB MARTIN - None**
26

27 **MAINTENANCE REPORT - PAT NOVI**

28 See attached: A discussion was had regarding the laundry room and overfilling of trash receptacles.
29

30 **PARKING REPORT - JOAN FULCHINO**

31 See Attached:
32

33 **PROGRESSIVE COMMUNITY MANAGEMENT REPORT - SHANE RANIERE**

34 The 2nd notice of the Annual Meeting / Budget Meeting notice has been mailed. This mailing includes
35 the proxy, which contains the vote for the funding of the reserves, the proposed 2016 – 2017 budget, as
36 well as the Board Member election ballot and the candidate bio forms. An error was made at P.C.M.
37 wherein a shareholder sent a certified letter to the management company which was said to contain his
38 intent to run for the Board. The certified letter was received at P.C.M. Headquarters within the allotted

Twin Shores Beach & Marina Condominium Association, Inc.

BOARD OF DIRECTORS' MEETING

MARCH 15, 2016

9:00am

39 time needed to submit your intention to run for the Board of Directors, yet was somehow lost.
40 Consequently, this candidate was left off of the election ballot. P.C.M. sincerely apologizes to the
41 membership, to the shareholder whose name was not included on the election ballot, and to the rest of
42 the candidates for the mistake. As a result the Board Member elections will not be held at the Annual
43 Meeting on March 23rd. The Board of Directors has scheduled the election to take place on the morning
44 of Wednesday, April 20th, 2016. P.C.M. has agreed to pay for the cost of the new mailing of the
45 corrected election material, including postage paid return envelopes.

46
47 **COMMITTEE REPORTS**

48 *Financial:* Fred Huber: See attached: A discussion was had as to whether or not the 2016 –
49 2017 Budget was already finalized. The budget gets approved at the Shareholder's Meeting on March
50 26th, 2016.

51 *Infrastructure:* Phil Wyss We received a proposal for mapping out the community's water
52 piping system. The committee will be meeting soon to discuss the project and formulate a
53 recommendation to the Board. Discussion was had.

54 *Fining Committee:* Penny Koerner: None

55 *Rental Committee:* Janet Delande: This year's rental packet has been finalized and is all but
56 completely handed out.

57 *Beautification:* Nancy Martin: See attached.

58 *Storage:* Nancy Martin: See attached. A discussion was had regarding the possibility of
59 creating additional storage areas.

60 *Marina:* Mark Thomas: See attached. A discussion was had regarding the types of ladders
61 available for the marina. Also, discussion was had regarding the removal of the Boat Houses and the
62 use of the space once they are removed.

63 *Social:* Joan Fulchino: See attached.

64
65 **OLD BUSINESS**

66 *Emergency weather notification update:* Tabled

67 *Underground wiring update:* John Brewer: Today is the day that the town votes on this matter.
68 A discussion was had regarding the way this project is structured with respect to how the home
69 owners will be paying for it.

70 *Rule changes clarifying age requirement & extra parking spaces:* The association was sent a
71 revised version of the rules and regulations as required by F.S. 719. Steve Koerner took a
72 moment to discuss the changes that were made. Discussion was had.

73 *Motion* by Mandy Brewer, 2nd by Joan Fulchino to approve the rules and regulations as sent out
74 to the shareholders with the two typos corrected. Discussion. *Motion passed unanimously.*

75 **NEW BUSINESS**

76 *Board approval – rental and sales:* See attached. Motion by Steve Koerner, 2nd by Bob Martin
77 to approve. *Motion passed unanimously.*