

Twin Shores Beach & Marina Condominium Association, Inc.
BOARD OF DIRECTORS' MEETING

MARCH 15, 2016

9:00am

78 *Board approval – work to be done by shareholders:* See attached Motion by Steve Koerner, 2nd
79 by Bob Martin to approve. *Motion passed unanimously.*

80 *New chairs for clubhouse:* Joan Fulchino spoke about the possibility of changing the clubhouse
81 chairs. The Social committee made a recommendation to the Board. The proposed cost is
82 \$3,945.29. That included 100 chairs, the storage/transportation dolly system, shipping and taxes.
83 The social committee will be meeting this week to discuss how much money that they can
84 contribute to the purchase of said chairs. Discussion was had.

85 Joan made a motion, 2nd by Bob to have the Board contribute \$4,000 for new chairs with the
86 possibility that the social committee would contribute \$1,500 toward offsetting the cost. In
87 favor: Joan Fulchino, Patricia Novi, Bob Martin, Nancy Cornuke & Mark Thomas. Opposed:
88 Steve Koerner & Mandy Brewer. *Motion Passed.*

89 *Ice machine for clubhouse:* This will be tabled to a future meeting

90 *Volunteers needed for committee to review current Rules & Regulations for update:* The
91 suggestion was made to form a committee to thoroughly review the existing Rules &
92 Regulations. A discussion was had. We have volunteers to do this.

93

94 *For the Good & Welfare of the community:*

95 Fred Huber: Our street lights are lighting up during the day time. We will look to see if we can locate
96 the timer for the street lights.

97 Mario Novi: Suggested Mullets Aluminum as an option to replace the office door.

98 Elaine Reufner: The Budget used to be approved by the membership.

99 Nancy Cornuke: Let the shareholders know that she has received two separate letters from two separate
100 companies indicating that their personal information that is being stored by medical companies has been
101 compromised and wanted to warn the shareholders of this issue.

102 Elaine Reufner: Questioned why the President is now allowed to make a motion and vote on matters
103 that come before the Board. Our attorney advised us that the President is allowed to vote on matters.

104 Mario Novi: Suggests that the President wait until all other Board Members have spoken their minds
105 before offering up his/her opinion.

106 Motion by Joan Fulchino, 2nd by Bob Martin to adjourn: *Motion passed unanimously.* Adjourned at
107 10:24am.

108

109 Respectfully submitted,

110

111

112 Shane Raniere, PCM

TWIN SHORES BEACH AND MARINA, INC.
MONTHLY TREASURER'S REPORT
Date of Accounts: March 14, 2016

Operating account:_____	\$ 91,774.33
Money Market _____	\$ 103,676.81
Petty Cash _____	\$ 566.64
Special Assessment _____	\$ 1,463.24

TOTAL CASH ON HAND.....\$197,481.02

Villas Reserve Account :\$23,026.54

Note Due to Association from sale of #21 as of 3/14/16.....\$53,116.90

1. As of March 14, 2016 there is \$2,730.00 in arrears from 3 Shareholders for HO's fees, Special Assessment, Late Fees and Administrative fees. One Shareholder is in arrears for \$1,518 plus legal fees and is being pursued via legal methods. All Shareholders in arrears have been sent letters.
2. Any Rental will not be approved if Shareholder fees are not current. Our Management Company (PCM) charges an administrative fee of \$10 per bill. In addition, late fees are \$25.
3. This year there WILL be coupon books for quarterly payments even if on automatic pay. You do not need to include a coupon if on automatic pay. Each Shareholder will have 4 payments coupons stating each payment is due on the 1st of each quarter. (Jan. 1, April 1, July 1, Oct 1.) Coupon books should be mailed before the end of the month by the bank. Everyone is encouraged to set up automatic payments with their bank or a debit payment by Stonegate to avoid any late fees. Please set up payments to reach the bank before the 10th of the month. Forms are available through Stonegate bank for automatic debit payments from your account. Please contact Stonegate Bank at 941-237-2000 and ask for an Automatic Debit Service form for Association Homeowners payments.
4. There have been several large payments this past month including the new stairs to the Maintenance building, the new Utility vehicle, plumbing repair, and Insurance payments. A payment for the demolition of the boat houses will also be made in the next 2 months. Further large payments in the next few months are not anticipated other than normal operating bills.
5. The budget has been completed and been mailed with all papers for the Annual meeting on March 26th. There is no increase in Homeowners Dues for 2016-2017.

Mandy Brewer, Treasurer, Twin Shores Beach and Marina, Inc.

11 March 2016 11:00 am 1 report

March
15, '16
Board

The following projects are in the works & are finished or not complete:

1. Stones (rocks) have been placed at various places: North villas, shuffle court area & palms tree (6) at the south area, & a few other areas disturbed by plumbing.

2. Old stairs @ the maint. bldg. have been replaced (along with new railings) work 98% done.

3. Newer washing machines (5), have replaced old washers & drying time in dryers have been upgraded. Cost for washers was increased 504.

4. Complaints ^{have} ~~about~~ been received from several share holders about dumpster being filled with building trash & not having room for trash from units.

5. The last maint. letters have been authorized to send. Twin Shores is looking great & most unit owners have taken action to correct minor problems.

6. Plumbing: Minimal: working well.

Respectfully Submitted
(over) M. Patricia Novic

7. Benches at Shuffle Court.
4 6' benches have been
ordered for the Shuffle area.

SHANE

March 15, 2016

Parking

Parking contracts will go out this week, just waiting for the board to adopt the new rules & reg. A copy will be sent w/ contracts.

I will have a full report @ the annual meeting

Respectfully
Shane

Waiting List (1)

#108. note -

Finance Committee Report

March 15, 2016

The committee met twice since the last Board of Directors' Meeting and completed the proposed budget for the 2016/17 fiscal year. We realize that there will be projects in the foreseeable future that will have to be addressed in future budgets, however, we agreed to keep the present maintenance fees the same as last year with the exception of the Villas which required a small increase.

The proposed budget has been given to the Board for review and acceptance.

Respectfully,



FEH, Chairman

Beautification

This season has been busy for our committee. Everyone worked so hard to make the park look good and our landscapers did a great job also.

The pots on the patio are so colorful and have done very well. Garden rocks were placed in the north villa gardens and around the palms by the south villas. The new palms by the south villas look great. The corner garden by the south villa has a new look. A ficus tree, bougainvillea, and pots were added. At the shuffle area new garden rocks were placed under the benches and some benches will be purchased. The shuffle courts were sealed and discs waxed. By the office, two larger pots were purchased to make a bigger impact and four more were purchased to be added next season and are in storage. Thanks to all the hard working beautification volunteers. You did a super job. Nancy Martin Chairman

Storage - Storage contracts are completed for season April 1, 2016 - April 1, 2017.

All storage lockers are rented with 4 people on the waiting list. Payments should be put through the office mail slot or mailed to office by April 1st. Lockers remain at \$50 annually. Two small lockers are \$50. A spare key should be presented to the office. Thanks Nancy Martin Chairman

TWIN SHORES
MARINA REPORT

3/15/16

- Valve tags with unit numbers have been ordered and are in route to be installed on fresh water valves to identify what valve is associated with which unit number. The tags are made of brass
- I have requested PCM to issue payment to Custom Dock & Davit for the down payment of work to be performed in the marina. Upon receipt of payment I will have conversation to determine the timing of the work
- Boat slip contracts have been mailed and placed in respective pigeon holes in clubhouse.
- Pricing swimming pool ladders to mount on the sea walls north and south of Marina inlet

March 15, 2016

Social Committee

Treasury = 3,404.⁰⁰ -

I would like to thank Dor, Jim, Julian for a great Beach party. Also special thanks to Steve Risher for entertaining us March 9 @ Cocktail ^{hr}.

Sorry to say April 9 ^{Don't know...} Supper Salad has been cancelled unless someone else wants to host this event. Barbara Manning is not able to do it this season.

We have Wed March 16 to look forward to a ~~at~~ sold out St. Patty's day party.

April 12 is Spring Away Dinner hosted by Nancy Martin. Details will follow.

Sat April Social
meeting
3/19/16

Fund

Respectfully

John

Board Approval – Rental & Sales

Rental

1. **Bergin #108 – the rental date for Thomas & Kathleen White has been extended from March 31, 2016 to April 10, 2016.**

Already Approved

Loans:

Sales:

Transfer:

Work to be Done by Shareholder:

Already Approved

1. **Allman #37**

Requests permission to touch up shutters & front of house in white and change the trim color from black to a deep sea blue. A sample of the paint is provided.

Approved March 9, 2016