

1 **Twin Shores Beach & Marina**
2 **Board of Director's Meeting**
3 **January 21, 2015 at 9:00am**
4

5
6 **Public Expression Regarding Agenda Items:**

7 John Brewer: Expressed the opinion that the Board needs to be cognizant of, and strictly follow the
8 park's rules & regulations.

9 John Stewart: Thanked the association for the new beach chairs.

10 Vickie VanMeier: Expressed concern over the number of rentals in the park

11 **Moment of Silence:** Bill Durkin/Alice Gold: Those present took a moment of silence for the passing
12 of Bill Durkin & Alice Gold.

13 **Call to Order:** Steve Koerner, President: Called meeting to order at 9:06am.

14 **Roll Call:** Robert Martin took roll. All Board Members Present; Steve Koerner, Robert Martin,
15 Mercy (Mandy) Brewer, Pat Novi, Gary Bruce, Mark Thomas and Joan Fulchino. Also present was
16 Shane Raniere representing P.C.M.

17 **Reading of Minutes:** Robert Martin: A **motion** was made by Gary Bruce to waive the reading of the
18 November 19, 2014 Board Meeting. No second. **Motion Failed**
19 Robert Martin read the minutes of the November 19, 2014 Board Meeting. A **motion** was made by
20 Mandy and seconded by Gary to approve the minutes. All in favor. **Motion passed unanimously.**

21 **Treasurer's Report:** Mandy Brewer: See attached.

22 Gary Bruce brought up the idea of using excess funds to pay the loan off early.

23 **Correspondence:** Robert Martin: None

24 **Maintenance Report:** Pat Novi: See attached.

25 **Parking Report:** Joan Fulchino: See attached. A discussion was had regarding new parking spaces
26 up front.

27 **COMMITTEE REPORTS:**

28 **Financial:** Victoria VanMeier: See attached.

29 **Fining:** Victoria VanMeier: See attached. A discussion was had regarding abuse of the parking
30 restrictions.

31 **Infrastructure:** John Balerna: We estimate a cost of approximately \$20,000 to finish the sewer
32 project. A discussion was had regarding the water line project. This is still in the exploratory phase.

33 **Beautification:** Nancy Martin: See attached.

34 **Marina:** Mark Thomas, Dock Master: Nothing has changed since the last report. New contracts
35 will be going out shortly. Mark thanked John Balerna for his help securing a bid for the Marina
36 refurbishment. A discussion was had regarding the possibility and extent to which the Marina should
37 be refurbished.

38 **Storage:** Nancy Martin: See attached.

39 **Social:** Joan Fulchino: See attached. Next social committee meeting will take place at the end of
40 this month.

41 **OLD BUSINESS:**

42 **Kitchen Ovens:** A new electric stove cannot handle the large pots that we use. Commercial ovens
43 range in price from \$2.5k - \$5k. A discussion was had by the Board. An owner suggested the use of
44 a dehumidifier in the kitchen. The Board will replace the circuit board on one of the ovens and
45 monitor the results.

46 **Landscaper:** The Board has sent a cancellation notice to our existing landscaping company. We
47 have obtained bids from other contractors for the job. The special committee assigned to this task
48 recommends to the Board to hire JB Family Lawn Care on a 90 day probationary period. The cost
49 will be \$2,200/month. A discussion was had by the Board. A **motion** made by Pat and seconded by
50 Robert to accept the bid by JB Family Lawn Care for a 90 day probation period. All in favor. ***Motion***
51 ***passed unanimously.***

52 **Road in Front of South Side Villas (pave/paver blocks/stamped concrete):** See attached report.
53 The Board obtained a bid for the resurfacing of the area. It came in at \$15k. The Board feels this is
54 high and would like to obtain additional bids. The catwalk on the south side boat house is in need of
55 repair. A discussion was had by the Board regarding these matters.

56 **NEW BUSINESS:**

57 **Board Approval of Rental and Sales:** See attached.

58 **Rentals:** A motion was made by Steve and seconded by Mandy to accept the rental of unit 104. All
59 in favor. ***Motion passed unanimously.***

60 **Background Checks: (Buyers/Renters)** The Board discussed the possibility of running
61 background checks on proposed renters & buyers. PCM charges \$75 per background check. There is
62 only one charge for applicants with the same last name however, occupants with different last names
63 must be run separately and thus would incur a \$75 charge per background check performed. A
64 discussion was had by the Board. This item will be tabled until the February meeting.

65 **Sales:** Unit 21 Sales Contract Renewal: Our realtor contact is coming due for renewal. A **motion**
66 was made by Mandy and seconded by Joan that we stay with the existing realtor for a period of 6
67 months, with the current asking price of \$72,900 while continuing to offer seller financing on a
68 limited basis, subject to the association being able to rent the unit. All in favor. ***Motion passed***
69 ***unanimously.***

70 **Work approved during off season:**

71

72 **Work to be done behind South Sea Wall:**

73 A discussion was had regarding the different options for this area. This item is still in the
74 investigative phase and will be brought up at a future Board Meeting.

75 **Sealcoat & Stripe old sidewalk up front:** We obtained a bid for \$895.00 to seal, and reline the front
76 area for diagonal parking. A discussion was had by the Board. A motion was made by Steve and
77 seconded by Mark to approve the bid subject to a subcommittee reviewing the area for optimal
78 parking options and approving said spot lines. All in *favor. Motion passed unanimously.*

79 **Owners who have rented & are delinquent:** There are shareholders who become current with their
80 dues in order to obtain rental approval, then fall back into arrears after approval is granted. A
81 discussion was had by the Board regarding the possibility of implementing fines and/or restricting
82 rentals in the future. A **motion** was made by Robert and seconded by Pat to send the current
83 shareholder who is in arrears a certified letter notifying them of their delinquency. All in favor.
84 *Motion passed unanimously.*

85 **For the Good and Welfare of the Community:**

86 Paul Stewart: Stated that we shouldn't let renters into the units if that unit's shareholder is delinquent
87 in their assessments.

88 Nancy Martin: Suggested using the association's excess funds to pay for work to be done in the
89 association and continue to pay the loan on its current schedule.

90 Paul Melon: Thanked the Board for their hard work. Requested more information to the owners
91 regarding the Board's thoughts/ ideas for the Boat Houses in the Marina.

92 Mario Novi: Wanted to know if the Board had a priority breakdown of the 5 year plan? Mandy
93 listed 6 issues in order of their priority starting with the greatest. Suggested the association hire
94 someone to who examine the entire marina and come up with 'master plan' for the whole area.

95 Barbara Bruce: Wants to see the Board come to agreement on more items at the Monthly Board
96 Workshop and/or Board Meetings.

97 Mrs. Bruce: Questioned why the Board did not address Gary Bruce's comment regarding paying off
98 the loan early.

99 Charles Craig: Took a moment to thank the shareholders who care about the Park.

100 Amy Parker: Asked if the association will do anything to brighten up the entryway from Gulf of
101 Mexico Dr. The Board has done some of this and is working with the town to stay in compliance
102 with their regulations. They are exploring all of their options.

103 Kay Briniger: Questioned whether the Boat Dock repairs/refurbishment is a Board decision or an
104 owner decision.

105 Laurie Thomas: Questioned who was in charge of addressing resident issues regarding the public
106 internet. John Brewer currently handles this area.

107 Vickie VanMeier: Asked if the Board has reached a conclusion regarding tagging the vehicles
108 allowed to park here.

109 Vickie VanMeier: Suggested that the front parking area stay at 3 spaces.

- 110 Vickie VanMeier: requested that the water pipe issue be made a higher priority and be addressed in a
111 timely manner.
- 112 Vickie VanMeier: Stated that our realtor said that, with the exception of the 'Mc Mansions' the
113 current trend on LBK is that new owners want to rent their units.
- 114 Vickie VanMeier: The bills should be paid on a weekly basis.
- 115 Paul Stewart: Echoed Vickie's sentiments regarding rentals.
- 116 Steve Chapin: Commented that we may have more sales if we allow 'For Sale' signs.
- 117 Ann Dolan: Commented on the sales price of the units available for sale.
- 118 Nancy Martin: Questioned what the Town of LBK's restrictions are regarding the water lines.
- 119 **Adjournment:** A **motion** to adjourn was made by Robert and seconded by Pat. All in Favor.
120 ***Motion passed unanimously.*** Adjourned at 10:59am.
121
- 122 Submitted by Shane Ranieri, CMCA, AMS
123 Community Association manager of Twin Shores Beach & Marina Association

SHAWR

**TWIN SHORES BEACH AND MARINA, INC.
TREASURER'S REPORT
JANUARY 21, 2015**

Date of Accounts: January 20, 2015

Operating account:-----	\$181,708.39
Money Market.....	\$ 80,679.64
Petty Cash.....	\$ 147.30
Special Assessment.....	\$ 18,704.53
TOTAL.....	\$281,239.86

Loan Balance of Special Assessment 1/20/15.....\$107,768.81

North and South Villa Reserve Account: 1/20/15.....\$15,998.92

1. As of January 19, 2015 there is a total of \$2,859.00 due in HO's fees, Special Assessment , Late Fees and Administrative fees from 5 Shareholders.

2. A reminder that a rental applications will not be approved for an owner with past due fees. If an owner is in arrears and not brought current and a rental is in the property, their rental privilege can be disallowed for the following year. The Management Company charges an administrative fee of \$10 per bill and a late fee of \$25 each month that an account is in arrears.

3. With the current balance of our operating account I request that we move \$10,000.00 to our money market account. This account is our Reserve emergency account for unforeseen expenses at any time. This account has not been funded for several years.

4. There are a number of expenses we are expecting in the next few months including water, sewer, marina, Insurance and other maintenance repairs. We are fortunate to have our Operating balance able to handle many of these upcoming costs.

5. The Loan should be paid by November and the Special Assessment should be concluded with the last payment. Shareholders will be notified when the payment is no longer needed. Shareholders have paid off \$124,337 in the past year on the Loan.

Mandy Brewer

Treasurer, Twin Shores Beach and Marina

Share

Maint. Report January 2014

The last two months have been busy with some changes in the community.

1. Walking thru the community with Share (Management Co) to address ^{unit} care.
2. Cleaning up the cloths line area by the laundry.
3. Buying chairs & lounges for the beach, re-doing the beach hut & razing off an area for the lounges. All the work was done by two volunteers, plus they layed pavers and post to light the beach entrance.
4. Other items in the works will be addressed later in today's board meeting.
5. More volunteer works are posted and ^{any} input will be appreciated.

X comments about additions to beach work & additions would be welcome.

6. The stop sign at N.M. 19, has been moved closer to the road, Cellular lighton post have been installed on each side of the entrance to Twin Stores.

7. 4 new 2 yard dumpsters have been bought.

Respectful submitted
M. Patricia Novi

VICKIE

January 21, 2015

Finance Committee: We have been discussing raising the boat slip fees significantly mainly for non-residence. I hope more committee members will be here soon so we can make our final proposal at the February meeting.

Fines Committee: Nothing to report. We have not been given any assignments by the board, but keep in mind of what was said in the January meeting, we will be stricter on non-compliance and excuses.

Landscaping: Again in the last few months our landscapers fell short of what we expect so Pat Novi and I interviewed another company that we feel would be a good fit. We actually have three other bids and from that I would recommend either of two.

South side: Gary Bruce, Penny Koerner and I met regarding what to do with the south side. We all agreed we did not want to spend much money there since we have a five-year plan in place for more pressing issues, but did agree that perhaps by the new east seawall we could black-top it making a better area for the benches already in place with some openings in the black-top for a few palm trees and perhaps a garden area. We understand that this may have to wait considering that there is talk of possible construction or de-construction concerning the boat houses and docks.

Vickie VanMeier

Nancy

BEAUTIFICATION

Our planting group has been working very hard to buy the flowers and plant them by the office, center garden pots and by the recreation hall and north villas. Now our group will be watering and watching over them. We hope to have the villas mulched and the watering system fixed there. We hope that everyone likes the new additions by the office. Thanks to all our volunteers for helping.

STORAGE

Currently, all the storage lockers are rented with one shareholder on the wait list.

Board Approval – Rental & Sales

Rental:

1. #3 Murphy to John & Carla Ogburn Oct. 31, 2014 – June 1, 2015
Application is complete, no fee is required as this is a renewal and photo ID's are on file.
Has not been approved as owner is in arrears. Tenants are in unit.
2. #104 Cotner/Alogna to George & Pat Carpenter March 1, 2015 – April 30, 2015
Application is complete & \$100 fee has been paid. George is 70 & Pat is 69. They rented Unit #7 last year. Approved January 21, 2015 – January Board Meeting

Already Approved

1. #5 Kremer to Sally Hancock Feb. 1, 2015 – March 31, 2015
2. #12 Morrison to Larry & Theresa Amato Jan. 15, 2015 – March 15, 2015
3. #32 Kellow to Robert Butler & Mary Virginia Darby Jan. 1, 2015 – Feb. 28, 2015
4. #52 Cohen to Jim Seaton Dec. 1, 2014 – March 31, 2015
5. #61 Cochrane to Con & Gail Batt Dec. 15, 2014 – April 15, 2015
6. #68 Stiles to Donald & Susan Chiodo Nov. 27, 2014 – May 31, 2015
7. #73 Bernadette Potosnak & Larry Conti Jan. 15, 2015 – March 31, 2015
8. #84 Furniss to Lee & Marlene Saylor Jan. 1, 2015 – March 30, 2015
9. #92 Lantery to Ray & Sally Dawson Jan. 1, 2015 – March 31, 2015
10. #95 Hamilton to Susan Huuskonen & Tony Viscione Jan. 1, 2015 – March 31, 2015
11. #112 Brandlein to Mark Hogan & Sharon Hess Dec. 1, 2014 – March 31, 2015

Loans:

1. #92 Lantery to Laurie Thomas's brother and family Nov. 24, 2014 – Nov. 30, 2014

Sales:

Already Approved

1. Joanne Cochrane #61 to Nancy N. & Gerald S. Kaplan
Approved Jan. 7, 2015 Closed Jan. 12, 2015

Board Approval – Work to be done by Shareholder

Already Approved