

1 **Twin Shores Beach & Marina, Inc.**
2 **Board of Directors Meeting; February 18, 2015 at 9:00am**
3

4 **Public Expression:** John Brewer:

5 Reserves, market values & amenities: Funds should be built for future amenities
6

7 **Call To Order:** Stephen Koerner: Called to Order: 9:03am
8

9 **Roll Call:** Robert Martin: All directors in present in person. Also present was Shane Ranieri
10 representing P.C.M.
11

12 **Reading of the Minutes:** Motion by Robert Martin, 2nd by Gary Bruce to waive the reading of
13 the minutes to the January 21st, 2015 Board Minutes. All members voted in favor. **Motion**
14 **passed.**
15

16 Robert Martin read the minutes of the two emergency Board Meetings. Motion by Gary Bruce,
17 2nd by Joan Fulchino to accept the minutes of the January Board Meetings. All members voted
18 in favor. **Motion passed.**
19

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

21 A discussion was had by the Board.

22 Motion by Mandy Brewer, 2nd Steve Koerner to approve the purchasing of flood insurance for
23 each villa building at the maximum allowed by law for Co-operatives of \$250,000 per
24 building. All members voted in favor. **Motion passed.**
25

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

27 A discussion was had by the Board.

28 Pat Novi thanked those who helped clean up the laundry area.
29

30 **Parking Report:** Joan Fulchino: See attached.

31 Joan spoke about the impending implementation of numbered parking stickers on the vehicles

32 A discussion was had by the Board.
33

34 **COMMITTEE REPORTS**

35 **Financial:** Victoria Van Meier: See attached.

36 A discussion was had by the Board regarding the boat slip rentals.

37 Motion by Mandy Brewer, 2nd by Pat Novi to raise the Boat Slip rates as recommended by the
38 Finance Committee, effective April 1st, 2015. In Favor: Mandy Brewer, Pat Novi, Steve
39 Koerner & Mark Thomas. Opposed: Robert Martin, Gary Bruce & Joan Fulchino. **Motion**
40 **Passed.**
41

42 **Infrastructure:** Phyl Wyss: See attached.

43 A discussion was had by the Board.

44 Motion by Mandy Brewer, 2nd by Pat Novi to ratify the approval of the phase 3 sewer project
45 and to give the infrastructure committee authorization to approve up to \$1,000 in change
46 orders should the need arrive. All members voted in favor. **Motion passed.**
47

48 **Fining Committee:** Victoria Van Meier: None

49 **Rental Committee:** Penny Koerner: See attached

50 **Beautification:** Nancy Martin: None
51 **Storage:** Nancy Martin: None
52 **Marina:** Mark Thomas, Dock Master: See attached.
53 A discussion was had by the Board
54 Motion by Mandy Brewer, 2nd by Joan Fulchino to approve the \$100 charge for K & R Realty
55 Development to obtain three bids for the recommended repairs and to approve the purchase of
56 a kayak float. All members voted in favor. **Motion passed.**
57
58 **Social:** Joan Fulchino: See attached.

59
60 **OLD BUSINESS**
61 **Background Checks (renters/buyers):** Mandy Brewer spoke about the pricing of conducting
62 background checks by the Park. Pricing was obtained from websites online.
63 A discussion was had by the Board
64 The Board will research the merits of the online companies reviewed and will report their
65 findings at a future Board Meeting.

66
67 **Road in front of South Side Villas:** The infrastructure committee will be meeting this week
68 regarding this matter. John Balerna gave a brief history of the park's involvement in this
69 project.
70 A discussion was had by the Board.

71
72 **Work to be done behind South Seawall:** This was discussed in tandem with the South Side
73 Villa Road discussion.

74
75 **Owners who have rented and are delinquent:** We have two owners who are currently
76 behind more than thirty days. In addition, the owners of unit #3 has a renter.
77 Motion by Mandy Brewer, 2nd by Robert Martin to refer Unit # 3 to the Fines committee.
78 Discussion by the Board. All members voted in favor. **Motion passed.**
79 Motion by Steve Koerner, 2nd by Robert Martin to Suspend rental privileges for unit #3 for one
80 year beginning June 1st, 2015. All members voted in favor. **Motion passed.**

81
82 **NEW BUSINESS**
83 **Board Approval – Rental & Sales:** None
84 **Board Approval – Work to be done by Shareholders:** None
85 **Revise Purchase Transfer Fee Requirement:** There is a \$100 transfer fee required at closing
86 of unit/share. There are many times that we are unable to collect the \$100 fee.
87 Motion by Mandy Brewer, 2nd by Steve Koerner to collect the \$100 transfer fee at the time of
88 application instead of at closing. All members voted in favor. **Motion passed.**
89 **Offer to Purchase Unit # 21:** The Board received an offer to purchase unit #21. The Board
90 countered with their own offer. The potential purchaser has declined our counter and issued
91 another, verbal counter offer for \$57,000.
92 A discussion was had by the Board.
93 Motion by Mandy Brewer, 2nd by Robert Martin to keep the current terms of our original
94 counter offer. In favor: Mandy Brewer, Pat Novi, Robert Martin, Steve Koerner, Mark
95 Thomas & Joan Fulchino. Opposed: Gary Bruce. **Motion Passed.**
96 **Pay Down of Loan:** The Board discussed the option for the Association to use some of its
97 excess funds to pay off the loan earlier.
98 Motion by Gary to move \$50,000 from the operating account to pay down the loan. No 2nd.
99 Motion Failed.

100 **Shareholder Waiver of Retrofit Requirement (Hand Railings & Sprinkler Systems):**

101 There is a
102 Law requiring the retrofitting of the common areas for Hand/Guard Railings & Fire Sprinkler
103 Systems of Co-operatives, unless these requirements are waived by the shareholders.
104 Motion by Steve Koerner, 2nd by Robert Martin to include the vote for the waiving of the
105 retrofitting of the Hand/Guard Rails & Fire Sprinkler Systems as part of the 2nd Notice of the
106 Annual Meeting. All members voted in favor. **Motion passed.**

107

108 **Unit # 15 rented without application:**

109 Motion by Joan Fulchino, 2nd by Mandy Brewer to turn this matter over to the fining
110 committee. Discussion was had by the Board. In favor Mandy Brewer, Pat Novi, Steve
111 Koerner, Mark Thomas & Joan Fulchino. Opposed. Robert Martin & Gary Bruce. **Motion**
112 **Passed.**

113

114 **For the good & welfare:**

115 Ute Marquez: The landscaping and general upkeep of the property suffered this summer.
116 Owner recommended that the association have a person for a set number of hours in the office
117 to oversee the grounds contractors and other issues as necessary. We have let go the previous
118 landscaping company, and hired a new company on a 90 day trial basis.

119

120 Ann Dolan: Brought up the border of Twin Shores and Gulf Shores and the possibility of a
121 fence the length of the property line. Pat Novi gave a history of this matter and the recent
122 discussions had with Gulf Shores regarding this topic.

123

124 Nancy Martin: Questioned the parking space price increases and the process in which that
125 would be approved.

126

127 John Brewer: Asked for further clarification on the ownership of the fences between us and
128 Gulf Shores.

129

130 Vickie Van Meier: Is obtaining a quote to apply a new epoxy covering for the clubhouse floor.
131 She also discussed possibilities of new flooring and paint on the walls.

132

133 Pat Horton: Questioned the recent repairs on the laundry room roof.

134 Pat Horton: Suggested that the Association adopt a rule stating that once a unit is sold to
135 someone outside their family, the new owners would not be allowed to rent

136

137 Mark Thomas: Thanked those in the community who expressed their concern for his wife's
138 recent injury.

139 Mark Thomas: Gave an update of Bill Tow's recent injury.

140

141 Adjournment: Motion by Gary Bruce, 2nd by Robert Martin to adjourn the meeting . All
142 members voted in favor. **Motion passed.** Adjourned at 10:55am.

143

144

145 Respectfully submitted by,
146 Shane Raniere, CMCA, AMS

TWIN SHORES BEACH AND MARINA, INC.
MONTHLY TREASURER'S REPORT
February 18 , 2015

Date of Accounts: February 17, 2015

Operating account:_____ \$	\$148,509.53
Money Market _____ \$	\$ 90,700.53
Petty Cash _____ \$	\$ 502. 30
Special Assessment _____ \$	\$ 16,970.52
TOTAL.....	\$256,682.88

Loan Balance on Special Assessment\$98,017.87
Villas Reserve Account :\$ 17,182.42

1.. As of February 17, 2015 there is a total of \$2,859.00 due in HO's fees, Special Assessment, Late Fees and Administrative fees from 6 Shareholders. We have one Shareholder who may be referred to the fines committee and may lose the ability to rent their unit.

2. We have a number of people paying in advance. As of February 17, 2015 there is \$8,723.48 prepaid in Special Assessments and HO'S fees from 39 Shareholders. The majority is in prepaid special assessments. It would be recommended NOT TO PREPAY past October 5st. (8 MONTHS)

3. Anyone not current on their fees will not be approved for renting their unit. The Management Company charges an administrative fee of \$10 per bill. In addition, late fees are \$25 .

4. We anticipate major expenses in the next few months such as sewers, water mains, marina, boat houses, clubhouse, pavers and road repairs. This will use a considerable amount of our Operating Account and we need to leave a fair amount for other unforeseen expenses.

5. The Money Market was funded \$10,000 in January from the Operating Account as this has not been done for a few years.

6. Insurance: As part of a cooperative, the South and North Villas buildings can only be insured for flood up to a maximum of \$250,000 each due to state statutes. Tthe Board needs to approve this amount for flood Insurance.

Mandy Brewer, Treasurer, Twin Shores Beach and Marina

Stone

February Board of Directors
Meeting Feb 18, '15

Had fourteen yards of shell delivered &
spread at various areas.

A new Landscaper and building ^{cleaning} service
has been hired and started Feb 16th.
They will be in the park Monday & Fridays

M. Patricia Novi

SHANE



Martin Robert <robertmartintwinshores@gmail.com>

Reports

2 messages

Martin Robert <robertmartintwinshores@gmail.com> Mon, Feb 16, 2015 at 11:17 AM
To: Mandy Brewer <mandybrewer@juno.com>, Mark thomas <markt@dakotacom.net>, Victoria VanMeier <cvcraig50@comcast.net>, pat novi <patnovi75@gmail.com>, Joan Fulchino <joanfulchino@yahoo.com>, Robert/Nancy Martin <alumas42@gmail.com>, Steve & Penny Koerner <colobikenut@msn.com>, Shane Ranieri <SRanieri@pcmfla.com>, Gary Bruce <gbrucewmarine@aol.com>
Cc: Martin Robert <robertmartintwinshores@gmail.com>

If you are giving a report at our board on Wednesday, please provide me with two copies.
Thanks,
Bob

Joan Fulchino <joanfulchino@yahoo.com> Mon, Feb 16, 2015 at 4:20 PM
Reply-To: Joan Fulchino <joanfulchino@yahoo.com>
To: Martin Robert <robertmartintwinshores@gmail.com>

Parking Report, I'm happy to say that the lines have been completed up front and special thanks to Gary and Bob for their input. The numbers will be assigned to each parking spot this week. We are also looking into a sign TWIN SHORES PARKING ONLY . People have been parking from other areas.

Waiting answer from finance committee on increasing yearly rental from 152.00 to 200.00 yr.

Applications for rental spots will be mailed out 1st of March, Payment included in your qtrly maintenance payment beginning April 1.

Within the next 2 weeks I will be going to all residents and suppling a sticker with parking numbers to be placed on bottom right corners of windshield. These stickers can be removed at end of season and saved for next season,

Respectfully Joan Fulchino

[Quoted text hidden]

Infrastructure Committee:

DATE: 2/17/2015

Attended Board meeting and reported that a contract was signed with AM/PM PLUMBING to replace old sewer lines (known as Orange berg) in 3 areas, along unit 94, behind unit 80,over to unit 82 and along side unit 91/92. The 3rd area is behind units 75, 76, 68 and will be connected to existing PVC pipe.

\$1000.00 was pre-approved for additional unforeseen repairs in these areas.

Work will begin in the next 7-10 days.

Respectfully,

Phil Wyss

Shane

RENTAL COMMITTEE REPORT

The Rental Committee met on Tuesday, February 10. Penny brought those present up to speed regarding the continuing unhappiness of some with rentals in the park. It was agreed that we would meet again on Thursday, February 19 at 10:00 a.m. In the interim, Penny will try to arrange to speak with Dia Wilson about current market conditions and comments attributed to her regarding buyers seeking properties to rent as opposed to owner occupy. It was agreed the committee members would try to come up with ideas to address the concerns voiced by some, while being mindful of what our investigations last year revealed and with the intent to determine if all of the circumstances contributing to our conclusions last year remain the same or if significant changes have occurred.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Penny Koerner', with a long, sweeping horizontal flourish extending to the right.

Penny Koerner, Committee Chair

SHANE

February 18, 2015
Twin shores Beach and Marina

Marina Report

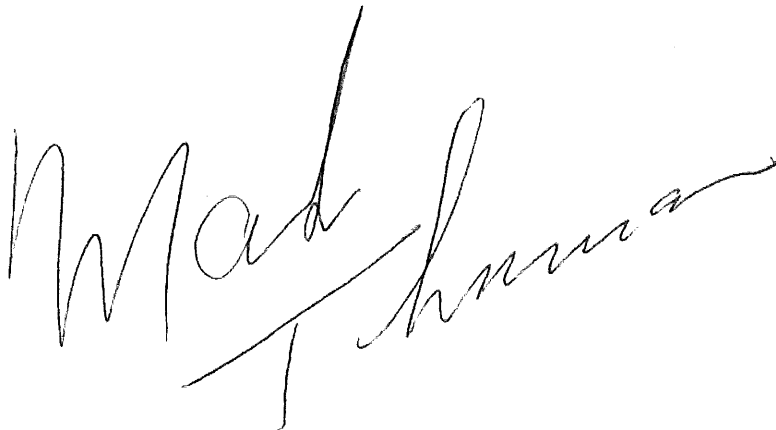
The dock and boat houses have been inspected, below is the recommendations from James Kennedy of K&R Realty Development

- 1) Finger docks: after a tour of the docks K & R has recommended that we do not repair, replace or rebuild the finger docks, the recommendation is to leave as is.
- 2) North boat house: structurally K&R Realty Development feels the boat house is sound. The boat house is in need of paint, or siding, and new hardware. Next steps would be to procure bids for the painting/siding work.
- 3) South boat house: K&R Realty Development feels the north slip of the south boat house is in fair condition and needs new paint, or siding, and hardware. The south slip of the south boat house is in dire need of repair. Due to wind damage the house has been lifted from the bottom sill plate. The bottom sill plate needs replacement and at this point the house should be condemned. Next steps would be to procure bids for the rebuilding and repairs that need to be completed. Please note, a permit will be required to repair the boat house and at this time it is unknown if the city of Longboat key will issue a permit.
- 4) K&R Realty Development will need 1 hour additional retainer at \$100.00 to procure 3 estimates to repair the south boat house.

Kayak Float

Shareholders have shown an interest in a kayak float for the marina

- 1) Per K & R Realty Development the estimated of cost to purchase material and install a new kayak float approximately \$2500.00.
- 2) Suggestion for kayak float location is slip #10 which is the first slip on the south side of the marina.

A handwritten signature in black ink, appearing to read "Madeline Thomas". The signature is written in a cursive, flowing style with a horizontal line underneath the name.

