

**Twin Shores Beach & Marina  
Board of Director's Meeting  
March 18, 2015 @ 9:00am**

**Public Expression:**

Kathy Enveret: Requested clarification of the Community Managers job duties and certain association procedures.

Anne Dolan: Discouraged moving the bingo board to the library wall

On behalf of Vickie VanMeier: Recommended that the sales committee be involved in the sale of unit 21. Also, wanted an updated list of the committees to be made available.

**Moment of Silence:** Those present observed a moment of silence for Dot Collier.

**Call to Order:** Steve Koerner called the meeting to order at 9:10 a.m.

**Roll Call:** Robert Martin: Present in Person Steve Koerner, Robert Martin, Mandy Brewer, Pat Novi, Mark Thomas & Joan Fulchino. Also Present was Shane Raniere representing PCM.

**Reading of Minutes:** **Motion** by Mandy Brewer, 2<sup>nd</sup> by Pat Novi to waive the reading of minutes of the February 2015 Board of Directors Meeting Minutes. **Motion passed unanimously.**

**Motion** by Mandy Brewer, 2<sup>nd</sup> by Mark Thomas to approve the minutes of the February 2015 Board of Directors Meeting Minutes **Motion passed unanimously.**

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

**Correspondence:** Robert Martin read a letter from an owner regarding the repair of his outbuilding.

**Maintenance Report:** Pat Novi: See attached. A discussion was had by the Board.

**Parking Report:** Joan Fulchino: See attached. A discussion was had by the Board.

**COMMITTEE REPORTS**

**Financial:** Vickie VanMeier: See attached.

**Infrastructure:** Phil Wyss: See attached. A discussion was had by the Board regarding the remaining phases of the piping project

The Board thanked Phil Wyss & John Balerna for their efforts on this project.

**Fining Committee:** Victoria VanMeier: See attached.

**Rental Committee:** Penny Koerner: See attached. A discussion was had by the Board.

**Beautification:** Nancy Martin: See attached. The Board thanked Nancy Martin for her continued efforts on this committee.

**Marina:** Mark Thomas, Dock Master: See attached. A discussion was had by the board regarding the kayak ramp. The Board will put the kayak ramp on hold while it researches the different types. This matter will be taken up at the April Board Meeting.

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

**Social:** Joan Fulchino: See attached. Joan urged the association to increase the participation of the shareholders.

54 **Managers report:** Shane Raniere: Maintenance Request Letters are set to go out to the shareholders shortly. Please  
55 feel free to contact me to ask questions and to let me know about any future arrangements for the work to be done.  
56 Shane clarified some of his job functions for the Association and his role in working with the Board of Directors.  
57

58 **OLD BUSINESS**

59  
60 **Unit 20 Number of Occupants:** A letter was sent to the owner demanding an explanation as to why there continues  
61 to be more occupants than the association allows.  
62

63 **Owners who have rented & are delinquent:** Robert Martin read a letter from the shareholder regarding the  
64 revoking of the rental rights. She is requesting that the Board rescind the revoking of the rental rights. A discussion  
65 was had by the Board.

66 **Motion** by Pat Novi, 2<sup>nd</sup> by Steve Koerner to rescind the Boards decision to revoke the rental rights of the  
67 shareholder beginning June 1<sup>st</sup>. ***Motion passed unanimously***  
68

69  
70 **Work to be done behind south seawall (sandy area):** We have received bids for putting pavers down in between the  
71 south seawall and the south villas. They will match the pavers on the North side of the Dock. A discussion was had by  
72 the Board.

73 **Motion** by Pat Novi, 2<sup>nd</sup> by Mandy Brewer to approve the bid by Webber Inc. for \$12,185. ***Motion passed***  
74 ***unanimously***  
75

76 **NEW BUSINESS**

77  
78 **Board Approval Rental & Sales:** See attached. All have been approved.  
79

80 **Board Approval Work to be done by shareholders:** See attached. A discussion was had by the Board

81 **Motion** by Robert Martin , 2<sup>nd</sup> by Steve Koerner to approve the work as requested. ***Motion passed unanimously***  
82

83 **Annual Meeting:** The Annual Meeting will be held on March 21<sup>st</sup>. There are a couple of important votes concerning  
84 the retrofitting of fire sprinklers and hand/guardrails in the common areas. Steve Koerner took a moment to explain  
85 the history of these votes as they relate to Cooperatives.

86 **Motion** by Robert Martin 2<sup>nd</sup> by Mark Thomas to approve the 2015 Annual Meeting to be held on the third Saturday  
87 of the Month for 2015 only . ***Motion passed unanimously***  
88

89 **Vote on replacement of open director position:** Gary Bruce vacated his position on the Board of Directors leaving  
90 just over one year remaining on his term. The Board has the right to appoint a shareholder to fill the vacancy for the  
91 remainder of the term. A discussion was had by the Board.

92 **Motion** by Mandy Brewer, 2<sup>nd</sup> by Robert Martin to appoint Nancy Cornuke to fill the vacant Board of Directors seat  
93 left by Gary Bruce. ***Motion passed unanimously***  
94

95 **Dock rates for shareholders:** The Board has been asked to reconsider the unilateral pricing on the boat slips for  
96 shareholders given the difference in length and water depth of the existing slips. A discussion was had by the Board.

97 **Motion** by Robert Martin, 2<sup>nd</sup> by Joan Fulchino to have the 5 smaller slips go back to being rented at a lower rate, 3  
98 @ \$250/year & 2 @ \$100/year as they were last year. ***In favor:*** Joan Fulchino, Robert Martin, Steve Koerner, Nancy  
99 Cornuke & Mark Thomas. ***Opposed:*** Mandy Brewer. ***Abstained:*** Pat Novi. ***Motion passed.***  
100

101 **Ratify purchase of ovens:** We are continuing to have problems with the current ovens due to humidity. The Board  
102 was asked to approve the purchase of two new stoves @ \$800 a piece. The total with tax and installation will be  
103 approximately \$1875.

104 **Motion** by Robert Martin, 2<sup>nd</sup> by Pat Novi to ratify the approval of the purchase of two new stoves. ***Motion passed***  
105 ***unanimously***  
106

107

108 **For the good and welfare of the community:**

109 Nancy Martin: Questioned why the Boat Dock repairs have been put on hold and requested that the older docks that  
110 are not going to be repaired in the near future be stained. A discussion was had.

111 Question regarding the beautification plan for the area in front of the South Villas. A discussion was had.

112 Pat Stewart: What recourse does the association have if the Town of Longboat Key tells us to tear down the Boat  
113 Houses?

114 Nancy Martin: Requested an update on the irrigation system on the North Side Villas. The irrigation system seems to  
115 be working properly at this time except for one zone, which has a hole in it.

116 Mandy Brewer: Questioned whether the owner of the South Villas should be sent a letter demanding that she share  
117 with the Board her plans to renovate the front area of the South Villas.

118

119 **Motion** by Robert Martin, 2<sup>nd</sup> by Steve Koerner to Adjourn the meeting. ***Motion passed unanimously .***

120 Adjourned at 11:01a.m.

121

122 Respectfully Submitted by,

123 Shane Raniere CMCA, AMS

**TWIN SHORES BEACH AND MARINA, INC  
MONTHLY TREASURER'S REPORT**

Date of Accounts: March 17, 2015

Operating account:_____ \$ .....	\$110,115.57
Money Market _____ \$ .....	\$ 90,721.41
Petty Cash _____ \$ .....	\$ 502. 32
Special Assessment _____ \$ .....	\$ 15,081.30
<b>TOTAL CASH ON HAND.....</b>	<b>\$216,420.60</b>

Loan Balance on Special Assessment as of March 17.....\$88,202.73

Villas Reserve Account : .....\$ 17,183.69

1. As of March 17, 2015 there is \$1,851 past due in HO's fees, Special Assessment, Late Fees and Administrative fees from 3 Shareholders. A letter revoking the rental rights was sent to one Shareholder who was in arrears. The property is currently rented. The fees have since been paid in full.

2. As of March 17, 2015 there is \$6,046.48 prepaid in Special Assessments and HO'S fees from 19 Shareholders. Of this, there is \$1,625 in prepaid special assessments. It is recommended NOT TO PREPAY the Special Assessment after the October 2015 payment. (8 MONTHS) Shareholders are encouraged to put their dues on automatic or bill pay to avoid extra accounting and late fees.

3. Rentals will not be approval if Shareholder fees are not current. nt Company charges an administrative fee of \$10 per bill. In addition, late fees are \$25.

4. Major expenses are anticipated in the next several months such as sewers, water mains, marina, boat houses, clubhouse, pavers, road repairs and some clubhouse improvements. This may use a considerable amount of our Operating Account. A reasonable amount of funds should remain available for unforeseen expenses.

5. Insurance: A total of \$29,361.67 has been paid in the past 2 months for Property, Hazard, Wind, General Liability, Flood, Bond, Directors & Officers and Umbrella Insurance.

6. A budget report has been sent in a Shareholders packet. Everyone is encouraged to review this information to understand how the income and expenses are allocated.

7. We plan to have a number of projects completed during the next several months.

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

March Workshop  
& March Board Meeting

1. Pavers - @ Southside sea wall  
Rec. R. Webber: his proposal is complete.  
All products & procedures are listed.  
Did the North side rillas, he is licensed  
and insured. (same pavers as on North Villa's  
Is not the lowest bid but all bids do  
not provide same procedures & product.  
Can start job three weeks after approval.
2. Sea Shells = truck load to delivered March 16.  
for lot #93, reduce areas involved in  
plus work. South area's along Gulf  
Shore. several other areas. Shells were  
delivered March 16
3. Amerigas - will address rusty, dirty propane  
tanks plus tanks to be moved. Also,  
re-fills delivered before 1/2 empty.
4. Ground Maint. After almost 1 month, is working  
very good. Comments please.
5. A/M - P/M, = John Balerna & Phil
6. Beach Area - looking good, Sand Raker  
to rake 2<sup>nd</sup> time ~~next week~~ <sup>in March</sup>,  
raked March 17, '15
7. Call two roofing companies for bids  
on a new roof for the Laundry  
3-15-15. Bids Northcomina M. J. Howe



Martin Robert <robertmartintwinshores@gmail.com>

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## parking report

1 message

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**Joan Fulchino** <joanfulchino@yahoo.com>

Tue, Mar 17, 2015 at 10:31 AM

Reply-To: Joan Fulchino <joanfulchino@yahoo.com>

To: Bob Martin <robertmartintwinshores@gmail.com>

Working on painting numbers on front parking spaces and painting bumpers hopefully this weekend with Steve and myself. All the stickers for the cars are ready, but will be distriputed next season. All contracts have gone out for the extra parking spots. Please make sure to put them in the front office as directed.,

I have only one spot available upfront and two shareholders have showed interest, but I have nothing in writing as of yet so no one is on the waiting list., If you plan to loan your spot to another shareholder off season please notify me in writing.

Pat Novi is having rocks delivered soon and we will need your co-operation to move your vehicle you are notified that your parking spot will need some.

Thanks again for your co-operation.

Respectfully, Joan Fulchino

March 18, 2015

**Public Expression:** In the past whenever there was a contract to be signed for the sale of # 21 or if the contract was up for renewal or if we had an offer, I always had the sales committee go over it with me prior to any signatures, discussions, actions, etc. This worked out very well and I recommend we utilize the sales committee again for such things and take advantage of their expertise of all aspects I mentioned above.

I would like to see an updated list of all committees.

**Finance Committee:** Nothing new to report. I was asked again to explain the reasoning for the recommendation to change the pricing of the boat slips. After a lot of research we found the average cost of a boat slip on Longboat Key and Cortez was \$10.00 per foot, per month, times 12 months so we recommended we try for \$7.00 per foot, per month times 12 months. So far I believe we had one back out, and have noted prices in the Longboat Observer of boat slips for rent for \$250.00 per month with a minimum of a 6 month agreement. Seems we are in the ball park with our pricing.

With regards to the boat slips for shareholders; there are some short slips and some long slips. To make it simpler and since the shorter boats weren't assigned to the short slips and since most shareholders are here utilizing the slips about the same amount of time, it seems more fair to charge the same price.

**Fine Committee:** At this time we don't have a full committee. I made a recommendation for a replacement and have not heard if this was done.

Vickie Van Meier

## Shane Raniere

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**From:** Phil Wyss [pwyssp@yahoo.com]  
**Sent:** Tuesday, March 17, 2015 9:14 PM  
**To:** Shane Raniere; Martin Robert  
**Subject:** Report from Infrastructure Committee

March 18, 2015

The bid submitted by AM/PM Plumbing on February 17, 2015 has been completed. All work was completed in a professional manner and landscaping was restored to it's original condition. A detailed report will be submitted at our annual meeting.

Respectfully,

Phil Wyss

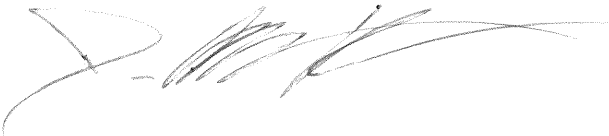


## RENTAL COMMITTEE REPORT

The Rental Committee met twice, with the most recent meeting on Thursday, February 19, 2015. The committee discussed the continuing unhappiness of some with rentals in the park. Dia Wilson, a local realtor active in the park, graciously agreed to share her expertise with us and gave an overview of the current market conditions and the types of buyers seeking properties to rent as opposed to owner occupy. Everything she relayed to the committee was consistent with our findings of last year. A copy of our report from last year is attached for your convenience. It was agreed that, despite our extensive research last year, we would do additional research, but from a different perspective. Rather than focus on the changes in the world that have impacted us and realities of the real estate market, we would focus on how shareholders see things and their opinions. To that end, we have determined to construct and distribute a survey to all shareholders seeking shareholder input on the issue. We will start that process on Friday, March 20 at 10:00 a.m., our next scheduled meeting.

Our goal will be to come up with questions and a format by the end of the season and draft the survey. We will then present our proposal for distribution to the board. Hopefully, over the summer we can gather responses and try to collate those responses for presentation to the board in November with our recommendations.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Penny Koerner', written in a cursive style.

Penny Koerner, Rental Committee Chair

*Mel*

## BEAUTIFICATION ART

It has been a good season for the Beautification Committee. We added more flower pots by the office. They are taller and add a different dimension to that area. Thanks again to Al and Dotty for donating the rest of the flowers by the office. Many hours were spent by Al and Dotty and Carla watering this area. Don and Linda McKay watered the garden by the trash area all season. Thanks to them. Pat Horton cared for the pots by the hall all season. What a great job! The rest of the committee worked by the shuffle area and villa units. Thanks to Donna, Barbara Ann, Jeanette, Kathy, Mona, and Pat. Hard work pays. Our park looked great!

## STORAGE

Annual contracts are delivered and start April 1st. The charge is 100 dollars and 50 dollars for the two small areas. Currently there is one shareholder on the waiting list. Projected income is 19 hundred dollars.

Thanks, Nancy Martin

MARINA REPORT

MARCH 18, 2015

- 1) Contracts for boat slips were mailed on March 2, 2015

To date Twinshores has received three contracts with payment. Remaining contracts are due 3/31/15

- 2) LBK Building Official has inspected our boat houses

K&R Realty Development and Twinshores are waiting report from LBK

LBK is determining the value of boathouses

Twinshores will be able to upgrade up to 50% of the value of boathouse

In the meantime, LBK inspector recommends south boathouse be condemned

- 3) Kayak float

K&R Realty submitted bid for kayak float

5' x 8' Willy dock \$1,923.00

Installation with a 5 step ladder \$754.00

Total cost \$2,677.00

Installation completed upon approval of funding

- 4) Clubhouse kitchen ovens

Ovens have been ordered and will be delivered week of 3/16/15

A handwritten signature in cursive script, appearing to read "M. Thomas". The signature is written in black ink and is located at the bottom of the page.



Martin Robert <robertmartintwinshores@gmail.com>

**Report from Infrastructure Committee**

1 message

Phil Wyss <pwysp@yahoo.com>

Reply-To: Phil Wyss <pwysp@yahoo.com>

To: Shane Raniere <sraniere@pcmfia.com>, Martin Robert <robertmartintwinshores@gmail.com>

Tue, Mar 17, 2015 at 9:13 PM

March 18, 2015

The bid submitted by AM/PM Plumbing on February 17, 2015 has been completed. All work was completed in a professional manner and landscaping was restored to it's original condition. A detailed report will be submitted at our annual meeting.

Respectfully,

Phil Wyss