

TWIN SHORES BEACH & MARINA INC.
MINUTES OF BOARD OF DIRECTORS MEETING
FEBRUARY 27, 2016

1 **Call to Order:** Steve Koerner: Called the meeting to order at 9:05am

2
3 **Roll Call:** Bob Martin: Present in person were: Steve Koerner, Bob Martin, Mandy Brewer,
4 Mark Thomas, Pat Novi & Joan Fulchino. A quorum of the Board was established.

5
6 **Proof of Notice:**

7 The notice of the meeting was posted in accordance with the Governing Documents of the
8 Association and requirements of Florida Statute 719.

9
10 **Reading of the Minutes:** Bob Martin: Motion by Bob Martin, 2nd by Steve Koerner to waive
11 the reading of the minutes of the January 20th, 2016 BOD Meeting. *Motion passed,*
12 *unanimously.*

13
14 Motion by Mandy Brewer , 2nd by Mark Thomas to approve the minutes of the January 20th,
15 2016 BOD Meeting minutes. *Motion passed, unanimously.*

16
17 **Treasurer's Report:** Mandy Brewer: See attached. A discussion was had by the Board.

18
19 Motion by Pat Novi, 2nd by Bob Martin to remove the remaining balance of the Special
20 Assessment account and move it into the operating account. Discussion. *Motion passed,*
21 *unanimously.*

22
23 **Correspondence:** Bob Martin: None

24
25 **Maintenance Report:** Pat Novi: See attached. Discussion was had regarding the stairs to the
26 storage units.

27
28 **Parking Report:** Joan Fulchino: See attached. Discussion regarding new parking stickers.

29
30 **PCM Report:** Shane Raniere: The 2nd notice of the Annual Meeting along with the proposed
31 2016 - 2017 budget is set to go out to the owners soon. This year we will be having an election
32 as more people submitted their names to run for the Board than there were positions opening up.
33 Shane urged the members to pay particular attention to the contents of the mailing as it will
34 contain many important pieces of information, including the three envelope system by which to
35 properly execute your ballot for the Board Member Election.

36
37 **COMMITTEE REPORTS:**

38 **Financial:** Fred Huber: See attached.

39
40 **Infrastructure:** John Balerna: We received a proposal for surveying the roadways. We are still
41 working on obtaining more concrete costs and will present them to the Board when the
42 committee has a recommendation for the next phase of the project.

43
44 **Fining Committee:** Penny Koerner: None

45
46 **Rental Committee:** Penny Koerner: (Read by Bob Martin) See attached.

47
48 **Beautification:** Nancy Martin: See attached.

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1 **Marina:** Mark Thomas: See attached. Discussion was had regarding the Boat Houses and the
2 Sea Wall fortification.

3 Motion by Mandy, 2nd by Pat to allow a maximum of \$3,500 to perform the Sea Wall
4 fortification on the south side. *Motion passed, unanimously.*

5
6 **Storage:** Nancy Martin: See attached.

7
8 **Social:** Joan Fulchino: See attached.

9
10 **OLD BUSINESS:**

11 Unit 20 Issues Update: We have contracted with a lawyer to start the foreclosure procedure:
12 Discussion was had.

13
14 **NEW BUSINESS:**

15 Board Approval – Rental and Sales: See attached. Motion and 2nd to ratify the approvals of the
16 list *Motion passed, unanimously.*

17
18 Motion by Mandy, 2nd by Steve to approve the transfer of Unit 45 and to waive the interview
19 requirement. Discussion was had regarding the applicant previously being an owner of the same
20 unit and removing himself for personal reasons and now applying to put himself back onto the
21 deed. *Motion passed, unanimously.*

22
23 Board Approval – Work to be Done by Shareholders: See attached. Motion and 2nd to ratify the
24 approval of those items on the list. *Motion passed, unanimously.*

25
26 **Emergency Weather Notification / Process:** (What to do/Where to go for Safety): Laurie
27 Thomas gave a presentation regarding the emergency weather notification system and
28 procedures for severe weather events. The fire department is available to do home inspections
29 for personalized fire prevention tips. Discussion was had. Please get with Laurie if you are
30 interested in learning more about the C.E.R.T. program.

31
32 **Underground Wiring Update:** John Brewer: Met with the town manager and an engineer
33 about the project as it relates to Twin Shores. There may be some trenching that would be
34 needed in the park although most of this work should be able to be done using a ‘boring’ method.
35 Commissioner Phil Younger will be onsite on Saturday, February 20th at 9:30am to answer any
36 questions that the park residents may have.

37
38 **Rule Changes Clarifying Age Requirements and Extra Parking Spaces (Association**
39 **Owned):** Steve Koerner reviewed the proposed changes to the Rules and Regulations.
40 Discussion was had by the Board.

41 Motion by Joan Fulchino, 2nd by Pat Novi to approve sending out the proposed updated Rules
42 and Regulations as discussed by the Board. Discussion. *Motion passed, unanimously.*

43
44 **Purchase Additional Beach Furniture:** A request was received by the Board to purchase six
45 additional lounge chairs for the cost of \$922.87 delivered.

46 Motion by Joan Fulchino, 2nd by Steve Koerner, to purchase the chairs for the above stated cost.

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1 Discussion was had. Steve Koerner voted in favor. Mandy Brewer, Joan Fulchino, Bob Martin,
2 Pat Novi & Mark Thomas voted against. *Motion Denied.*

3
4 **For the Good and Welfare of the Community:**

5 Barbara Bruce: Asked if the owners got together to purchase new beach chairs would they be
6 allowed to be donated to the park and have them stored along with the other chairs/loungers that
7 were already down there.

8
9 Bill Tow: Is requesting that the Board look into installing a life ring at the Beach.

10
11 Don Lane: Beach Chairs: Stated that the owners should be allowed to donate identical beach
12 chairs to the park and they would be allowed to be stored at the beach.

13
14 Mario Novi: If the park acquired additional new chairs there would be more maintenance
15 required to maintain them.

16
17 Fred Huber: There are a lot of dead wires in the park that should be removed.

18
19 Marlene Crosthwait: Asked if the Board has put an ad in the paper for an onsite manager.
20 The Board is still exploring the pros and cons and the options for this matter.

21
22 John Brewer: Asked if the Board will allow renters to purchase additional parking spots in the
23 future. Discussion was had.

24
25 Nancy Martin: The space between parking spots 20 & 21 are too close to each other. The Board
26 should look into moving one of the spots to another area.

27
28 Bill Tow: Asked about the ability to use the primary parking spot for alternate uses other than
29 parking a car in said spot. Discussion was had.

30
31 Kaye Brininger: Beach Chairs: Many users of the beach chairs have those chairs 'saved' for
32 long periods of time without being used. The Board should look into putting into the Rules and
33 Regulations some restrictions on the use of the chairs.

34
35 Nancy Martin: We should look into adding ladders on each side of the Boat Docks.

36
37 Bob Martin: The next Board Meeting will be held on TUESDAY, March 15th, 2016

38
39 Marlene Crosthwait: There was an incident in the park where foul language was being used in
40 the street for many to hear. We need to respect our neighbors, especially in public.

41
42 Motion by Bob Martin, 2nd by Mark Thomas to adjourn the meeting. *Motion passed,*
43 *unanimously.* The meeting was adjourned at 10:53am.

44
45 Respectfully submitted,
46 Shane Raniere, CMCA, AMS, Progressive Community Management, Inc.

TWIN SHORES BEACH AND MARINA, INC
MONTHLY TREASURER'S REPORT
Date of Accounts: February 16, 2016

Operating account:_____	\$ 132,734.47
Money Market _____	\$ 102,782.43
Petty Cash _____	\$ 582.62
Special Assessment _____	\$ 1,463.18

TOTAL CASH ON HAND.....\$237,562.70

Villas Reserve Account :\$21,569.04
Note Due to Association from sale of #21 as of 2/01/16.....\$53,329.63

- 1. As of February 17, 2016 there is \$3,473.00 in arrears from 5 Shareholders for HO's fees, Special Assessment, Late Fees and Administrative fees. One Shareholder is in arrears for \$2,201 plus legal fees and is being pursued via legal methods. All Shareholders in arrears have been sent letters.**
- 2. The remaining amount in the special assessment account is \$1,463.18 and it is requested that it be put in the Operating Account so that the special assessment account can be closed.**
- 3. Rentals will not be approved if Shareholder fees are not current. Company charges an administrative fee of \$10 per bill. In addition, late fees are \$25.**
- 4. I would like to recommend all Committees needing funding for future projects preplan and notify the Finance Committee as soon as possible. These projects can then be considered for the budget for 2016-17. Budget will be worked on in Feb. 2016.**
- 5. This year there will be no coupon books for quarterly payments. Each Shareholder will be sent a single page with 4 payments coupons stating each payment is due on the quarter. (Jan. 1, April 1 , July 1, Oct 1.) Everyone is encouraged to set up automatic payments with their bank or a debit payment by Stonegate to avoid any late fees. 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.**

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

mber

February Maint Report 2016

1. The ground cover @ the North Villas will be replaced with 1" stone next week. All present cover will be removed and a black cover will be placed under the stone to prevent weed growth. Also under benches @ shuffle court & palm trees at South Villas (6). "2,000.-"
2. Contacted laundry vendor - Newer machines to replace the five current washing machines. Plus dryer replace 1 & service others, New screens & washed windows
3. Letters are being sent to owners who need to do maint. on the outside of their units.
4. New stairs and railings will be installed at the maint building. This completes the items required by the insurance company to obtain coverage.
5. A new machine (piece of equipment) has will be purchased to replace the old green golf cart.

If anyone sees some thing to be done, please fill out a form or contact me

Respect fully
submitted
M. Patricia Novi

Parking Report

2/17/16

Everything seems to be running smoothly. We have had a request that possibly a few people could get together & go thru the park to evaluate our parking situation & possibly have constructive ideas for more parking spaces. Please no complaints.

The board has asked the Rules & Reg. Committee to change a few things on the parking restrictions. Any pertaining to an extra rental spot will receive a copy of these new rules with their new application. They should be mailed out 1st of March.

I realize some numbers on the bumpers fall off, but there are plenty in the maintenance building just let me know & I will replace them.

The balance of the windshield stickers hopefully will be delivered this week. Renters are asked to please leave theirs in the unit for next season.

Shane

FINANCIAL REPORT

FINANCE MEETING -FEB. 16, 2016 2:00 P.M.

PRESENT: FRED HUBER, CHAIR, KAYE BRININGER, ELAINE RUFENER, JANET DELANDE,

MANDY BREWER, LIASION, BOD TREASURER; SHANE RANIERE, PCM

- 1. Proposed Budget for 2016-17 is close to completion. Only outstanding figures are villa insurance costs.**
- 2. Maintenance fees will be kept at this year's amount. No special assessment costs.**
- 3. Budget also may be altered if an Office Person is approved. The cost would be \$10,000/yr.**
- 4. Infrastructure projects were mentioned, however no amounts were determined. Pending proposal for road and storm drainage improvements has not been received. The Infrastructure Committee has met with an engineer and he is submitting a detailed proposal.**
- 5. Insurance costs are expected to increase this fiscal year**

Respectfully submitted,

FEH, CHAIRMAN

RENTAL COMMITTEE REPORT

February 17, 2016

The Rental Committee has been diligently working on a package for handout to tenants in Twin Shores now and going forward. Our goal is to produce a package that, with only occasional minor tweaks can be used every year to welcome tenants and inform them of our rules and social opportunities in order to integrate them into our community. We are also working on a package for all owners to make sure everyone is informed about rules and owner responsibilities. We'd like to thank the board for their participation in this process by giving us comments on the draft packages. We will be finalizing the tenant package this week and hopefully start distribution next week.

In addition, we are continuing our efforts to encourage owner participation in the annual meeting and we are discussing ways to get the package to tenants who are here in the fall or late spring so they don't fall through the cracks.

Finally, I would like to thank my committee for their hard work and commitment to finding solutions to the issues identified by the survey. Special thanks go to Nancy Cornuke for her hard work on the tenant package.



Martin Robert <robertmartintwinshores@gmail.com>

Reports for

1 message

Robert/Nancy Martin <alumas42@gmail.com>

Tue, Feb 16, 2016 at 8:58 PM

To: Martin Robert <robertmartintwinshores@gmail.com>, Bob/Nancy <alumas42@gmail.com>

1. Beautification- We finally were able to plant all the flowerpots due to cold weather and rain. The new palms by the south condos look really nice. Next week the stone will be placed in the north condo gardens and other areas in the park. We would like the park to purchase two new benches for the shuffleboard area. One is unsafe and was moved aside so no one would use it. Since the other is the same age, it would be wise to purchase two.
2. Storage: Contracts will go out in
March

BOARD MEETING

FEBRUARY 17, 2016

MARINA REPORT

- DOCK LOADING

Several inquiries no new contracts

- MARINA CONTRACTS

Contracts for slips expire March 31, 2016. New contracts will be mailed to existing slip holders the first week of March

- MARINA MAINTENANCE

No new maintenance has been performed in the Marina the last 30 days

New water supply valves for the slip fresh water hoses need to be installed

The "King Pins" located on the west / south sea wall need to be scraped and sealed with hydronic cement to prevent dirt erosion. Estimated cost \$100.00 per. There are 31 "kingpin joints".

- BOAT HOUSES

Quoting process has been completed

The two companies are both extremely reputable, Custom Dock & Davit and Forristal

Awarding business to Custom Dock & Davit at \$7,500.00. Estimated start date 30 to 45 days, mid March to early April

2/11/14

Social Committee Report

Special thanks to all that have had functions this month. The Dance on Feb. 3 was a great success. Super Bowl Party ~~held~~ and the Annual Penny Sale was a lot of fun & a great financial success.

We have upcoming 2/19. Bruck

- 2/20 Coppa

2/27 Reading

March is posted on web & on the bulletin board.

We will be having a meeting following Coppa this Sat. for ideas for April.

Thanks again for all the co-operation this season

Respectfully
John

Board Approval – Rental & Sales

Rental:

Already Approved

Loans:

Sales:

1. #45 Julian Rios sale of ½ interest to James Boltz
Interview waived – Jim Boltz had been interviewed previously for the original purchase of #45.
Approved – BOD meeting 2/17/16

Already Approved

1. #10 Daughton to Thomas & Jacinta Leyne
Approved 1/25/16

Transfer:

Work to be Done by Shareholder:

1. Kroll #63
Request permission to remove the old screen porch between the unit and the carport, retaining the ceiling/roof. We would like then to modernize this area with a tile floor, a back “wall” of 6’ vinyl fencing and 3’ fencing outlining the original porch footprint. It can then become a nice outdoor seating area.
Approved - BOD Meeting 2/17/16
2. Nihill #36
Request permission to paint trim on unit as per color chip provided.
Approved – BOD Meeting 2/17/16

Already Approved

1. Bringer #13
Request permission to install plastic shed behind unit. A sketch of the proposed location is provided.
Approved. Feb. 10, 2016