

## RENTAL COMMITTEE REPORT

### 2015 Survey Results

The Rental Committee (RC), as you know, prepared and distributed a survey in September, 2015 to all of the then current owners in Twin Shores. Surveys were mailed to the addresses on file for each owner. A few were returned as undeliverable but that number was small and by my estimate the survey reached 90 plus owners. The response was far beyond what one could normally expect for a survey. We received 65 responses. That says a couple of things.

First, our owners were pleased for the opportunity to be heard and second that the issues addressed in the survey were important to them. Their responses are included in full in the Survey Report attached to this report to the Board. Please take time to review these responses. They are generally quite thoughtful and in all cases instructive.

Having carefully reviewed the survey results, the RC has concluded that most owners see the ability to rent as a positive and, overwhelmingly, that it has a positive effect on values. Owner experiences with renters has also been overwhelmingly positive (51 to 2). The responding owners do acknowledge issues with rentals that need to be addressed, but there was no hew and cry to eliminate rentals with only a couple of responses suggesting such draconian measures. In addition, only a few owners even suggested limitations on rentals. Instead, most owners' suggestions were directed at the specific problems identified by owners in connection with rentals. Ironically, the issues identified and the solutions suggested were consistent with prior RC findings and corrective efforts.

Specifically, owners were concerned about lack of participation in Park governance by owners who spend little or no time here, one of the biggest concerns the RC has had. They also expressed concern over renters who do not follow or are unaware of rules in the park (i.e. number of guests, quiet time, recycling requirements, etc.) and upkeep issues with "absentee" owners as some referred to them.

In addition, owners also expressed opinions on some "hot button" issues we've identified through the survey: 1) perceived unfairness in the way parking is handled with respect to owners/renters with two cars; 2) upgrades to the Park, with emphasis on the Laundry room, but also identifying the desire for a pool, kayak launch, boat houses, repaving roads and an exercise facility; 3) investigate the feasibility of an on-site manager to handle some of the enforcement issues; and 4) more flexibility with respect to unit loans during the off season (54 to 2 in favor)

Based on the insights gleaned from the survey results, the RC makes the following recommendations:

1. Leave rentals as they are and instead address the issues identified as the significant problems by reviewing and tightening up the rental application form; using the RC, and perhaps the Social Committee, to make sure each renter has a packet ("Welcome Packet") with R&R and other pertinent Park information and that such information is kept in each rental for future tenants; continued vigorous enforcement of HOA rights as to violations of the rules by owners and the HOA's rights to require proper maintenance of units that are rented; and assigning someone to check to be sure all renters have properly signed in as required by law.
2. Have a professional review of the parking in the Park to assure that the maximum available parking has been identified.
3. Have the RC come up with recommendations regarding increased flexibility for loans of units keeping in mind the competing interest of making sure we retain our residential feel.
4. Have the RC become a standing committee with responsibility for Welcome Packets and contacting owners regarding the importance of participation in the annual meeting, either in person or by proxy.
5. Review the feasibility of an on-site manager.
6. Revisit addition of amenities such as a pool, kayak launch and exercise facility after current priorities have been satisfied and move the Laundry room up on the priorities list.

Finally, the RC will be happy to make copies of the Survey Report available to owners upon request. It's simply too extensive to make copies for everyone. We also want to thank everyone who participated in the survey. The input was invaluable.

# SURVEY RESULTS

2015

Question # 1: Are you 55 or more? 65 Yes -0- No

Question # 2: Are you a year round resident? 17 Yes 48 No

Question # 3: Are your stays at Twin Shores seasonal? 48 Yes 17 No

If so, how long do you stay? (RC note: this is just a sampling of the types of usages described)

--"Some weekends. We live 1.5 hours away..."

--"Minimum 6 months."

--"Two weeks."

--"Six months"

--"We visit every few months throughout the year a week to ten days at a time."

--"One long weekend /month and 2 weeks over Christmas with weekly visits throughout."

--*No response at all from many*--

Question # 4: When you purchased your property did the fact that you could rent it, if the need arose, enter into your decision to buy?

39 Yes

25 No

--*One no answer*--

Explanations:

--"Yes. We were not retired when we bought it but had been visiting Twin shores since the early 1970s."

--"I like to rent some to cover fees."

--"Yes. Because we had a pet and family obligations, we knew we would be unable to use our place frequently during the first few years we owned it."

--"(Restrictions on) Renting or allowing someone to use your home was not a rule when I purchased my home. Needs to be that way again."

- “If the ability to rent our unit went away...we would look at selling—very important to us!”
- “Not retired when bought. Needed to rent to carry. Also, when passes to kids, want them to be able to rent to carry.”
- “Was only reason I bought here rather than Gulf shores.”
- “I like to have the option to rent if I had to.”
- “If I became unable to live here full time, I could rent out and have (it) pay for lot expenses.”
- “Definitely.”
- “Absolutely. It meant a financial back-up was available (renting) if it was needed.”
- “Inherited the property.”
- “In case of illness.”
- “We are not comfortable with strangers in our unit.”
- “It was the main reason and the beach and marina.”
- “When we bought there were very few rents. There were 16 apartment rentals and they were full in season—6 months and 3 months.”
- “(Yes) Especially since we had a \$1500 special assessment that lasted several years.”
- “We inherited our unit with my brother. We knew if we didn’t like it, we could always rent it out. We bought out my brother but know if we can’t use it, we could rent it.
- “It did make a difference when we purchased. We don’t (sic) feel to buy to strictly rent is a different issue.”As we are not using the property full time it could help offset the mortgage payments.”
- “It was the only reason I bought.”
- “Was not happy about rentals in the park and now I feel the renters have taken over.”
- “We purchased this home to enjoy in retirement. We are working longer than our original plan. Because of this we must also treat our property as an investment and rental. The rental income helps pay HOA fees, taxes, insurance and maintenance.”
- “We purchased for our own use with no interest in renting.”

**Question # 5:** Do you or have you ever rented your property?

\_\_\_\_\_ 32 \_\_\_\_\_ **Yes**                      \_\_\_\_\_ 31 \_\_\_\_\_ **No**

*--Two no response--*

Comments:

--"Twice to the same lady ..."

--"I will this year."

--"Once in 30 years."

--"When we owned #19."

**Question # 6:** Do you feel that the ability to rent your property affects your property value and how?

**In a Positive way** \_\_\_\_\_ 39 \_\_\_\_\_                      **In a Negative way** \_\_\_\_\_ 12 \_\_\_\_\_

*--Several had no opinion or felt both were true--*

Explanations:

--"Cash Flow"; "If rented to the RIGHT PEOPLE it will enhance the good of the park."

--"Neutral. In early 2000s, we believe places were bought by flippers who thought the park would be purchased in the near future, so it wasn't then but now are more amenities sell the units, such as pool, computer areas, marina."

--"Neither as I feel the park is for over 55 residents so hopefully that keeps "mature" people renting."

--"Restrictions on purchase offers tend to lower sale price."

--"Owners have a tendency to not visit their property and therefore may not keep it up as they should."

--"Property that brings in rental income is worth more than if it were not rentable."

--"Any time you limit the market with restrictions you reduce the number of prospective buyers."

--"Although recently we have sold units, I feel in the past, the ability to rent has detracted from sales and values of properties."

--"Income to cover costs, especially for non-retirees."

--(positive effects on property value) "Selling"

--"When we were looking to purchase, both parks told us that Twin Shores was selling for more because of the "rental option. It is still widely believed."

--"Keeps it maintained."

--"People have no need to buy because they can rent."

--"Unseen owners who rent don't take good care of their property."

--"I can see both sides of this. It could be an added benefit to the buyer."

--"More attractive to a buyer which enhances values."

--"For us, positive. For Park, negative. Sense of community gets lost."

--"However, if you purchase property, you should be able to rent it out if desired."

--"We will soon not have enough owners eligible to have a good Board of Directors."

--"Not sure it makes a difference."

--"Always a good thing to be able to rent to re-coup money for unexpected costs."

--"It exposes your property to more potential buyers."

--"I think people feel that if they can't use the unit, they won't be stuck and have to find a buyer."

--"My husband and I came to Twin Shores as renters in 1992. We had been vacationing on Longboat since 1972. In 1986, we bought a condo at Casa Del Mar. We did not want to live in a condo permanently. While renting at Twin shores we met some very nice people and liked the community. Shortly after we bought my husband died and I went back to Michigan for a while. A year later my daughter had brain cancer and I went back to Michigan to care for her. That's when I rented my home as I didn't know how long I would be gone. It was a big help."

--"I don't think it is a negative point but I see in the future with so many renters that it will be hard to get Board members. As for property values....the unique property gives the value."

--"Brings people to Longboat Key and shows them the potential of Twin shores."

--"Possibility of rent increases options."

--"In Illinois I live in home owner neighborhood. I didn't buy my unit to live in a rental area where people don't want to buy. The renters are in our park for a good time at the owners expense."

--"It improves the values at Twin Shores and makes our properties attractive to all buyers, not just the limited retired group of people. The general public is working much longer these days."

--"Do not believe that absentee ownership is in the best interest of the park."

--"No affect either way."

**Question # 7:** Do you feel there are problems or issues created by rentals?

20

Yes

36

No

*--Several had no opinion or simply left blank--*

Explanations:

--"We don't know, we read about it."

--"No issues with the renting couple/s etc., however, the length of stay, new residents however temporary change the entire dynamic of the Twin shores—activities, use of marina, clubhouse, even the trash with the constant influx of 'new neighbors'."

--"We have mostly good, long term renters but they don't help in running the park. The owners are not active when they rent, on the board or committees. Renters do help, however, on social activities."

--"Can't always depend on renters upkeep and excessive noise."

--"The issue is created by the shareholder of the unit (sic) they do not do the upkeep of the property before or after they rent."

--"...being able to rent may prevent or reduce chances of people buying into the park."

--"some people who have rented are now owners. For those looking to buy in the park it gives them the opportunity to decide."

--"As long as they obey the rules and in a 55 year park, what are the odds of damage or unruly folks."

--"I believe the rental community keeps the park alive! If we did not have renters, the place would be a ghost town."

--"Potential if renters are not well screened or controlled."

--"Too many absentee landlords that don't keep up their units therefore bringing down property values."

--"The family members they bring in or friends (sometimes too many)."

--"Possibility of inadequate interview."

--"Renters really do not know what is expected of them. The park has always kept a hands-off attitude. I feel this is a mistake."

--"1. Owners who rent do not keep the appearance of their property upkeep on as high a level compared to those who do not. 2. Renters do not engage in helping our community as much as an owner (there are a few renters that go above), also some renters have bought a share that do not, or plan, rentals."

--"Rules are broken. Some renters are given special treatment over shareholders as in (2) cars. Only shareholders should be allowed on the list for a second parking spot, let alone being given one as an exception—as with the tenants at the Villas. This sets a precedent needing to be addressed. Addressing this due to hearing much strife over this! Too Much here lately on this issue. More people may live year round if able to have (2) cars for work, or separate travel. Shareholders take pride in their property's appearance and Twin Shores would be more of a peaceful united community."

--"Before too long, there will be more renters on sight (sic) than owners—making fewer people to serve on our board of directors."

--"Not if proper screening of apps is done."

--"Sense of community goes; Not everyone rents with county license—registar; Year round residents do not know who is in Park some so feel frightened not know(ing) who is in the units."

--"Not really. Only if they don't understand the rules. Twin Shores has had good and friendly renters for the most part."

--"We have many great renters. It's the owners who don't cooperate."

--"Only when or if owners and renters don't adhere to Association guidelines. Not sure that frequent."



--"Many absentee landlords are rarely involved and rarely contribute to the betterment of T.S. but many renters do contribute and participate."

--"Absentee landlords not taking care of their property, having no interest in the association, not contributing their time/effort to run the park."

--"Most renters care about park as if they were owners."

--"Absentee owners are the problem; not the renters."

--"Any condensed property like Twin Shores will occasionally have people problems. They should be treated in a one-on-one, case-by-case situation, whether owners or renters."

--"Difficulty in establishing quorum for annual meeting is a major concern."

--"Residents should always be able to use beach chairs before renters; rules must be posted in units."

**Question # 8:** If you answered negatively to #6 or positively to #7, please offer specific suggestions for addressing these issues.

--"I feel that every Rental should have Rules Posted in them. I have continuously gone to the beach and returned lounge chairs from the water. These are for their convenience. We don't have to provide them to renters!"

--"Couples with children should be welcomed. We understand (sic) Good People. Those who want to live in peace and want to share and care our beautiful park."

--"We don't care to live in a rental neighborhood. We like to know our neighbors; we don't like 'strangers' and their visitors wandering around. Having owned also in Gulf Shores, where there are no rentals, worked out better for all homeowners!"

--"It's too late to change rentals. If we did try, we might be open to lawsuits. Be diligent in enforcing our rules and rental rules so we don't end up in situations like Anna Maria."

--"No rentals or have a committee review rental applications."

--"Our tenants have always participated in the activities of the park—some have been tenants for over 15 years in the park. We get an average of 12-15 calls over the summer to rent for the following year—almost all are repeat renters. Many will then be buyers."

--“Owners should be required to visit at least once a year and have their property inspected. Repairs should be made in a timely and aesthetically pleasing manner (well done not just thrown together).”

--“Everyone says too many renters. They are your opportunity for a possible sale. Some may not buy as there are too many rules regarding renting, use of your home, visitors staying with you. 30 days a year really. Does your home away from here have these rules?”

--“We need to do a better job embracing and including renters. Perhaps a welcome committee or coffee that we specifically review the rules, parties and events and address questions and concerns from renters.”

--“Limit new owners to 2 years to rent—existing owners are grandfathered.”

--“We need to make absentee landlords responsible for renters obiding by all rules, have extra keys, thinking they can come with 2 cars.”

--“Limit how many at each time.” (Presumably people but doesn’t specify)

--“Renters are not the problem (we have very nice renters as a rule). Absentee owners not participating or not keeping up their units are more of a problem. Need more participation by owners. Also could encourage more participation by renters, i.e. include them more.”

--“Possibly a questionnaire.”

--“The renters add to our wonderful community of Twin shores! We love them, not just because I’m a rentor (sic ‘landlord’). Gulf Shores wishes they could rent!”

--“The Rental Committee needs to send each renter a legal form as to what is expected from them. They need to sign it and return it to the Rental Committee. It should have issues regarding pets, car parking, trash bins and recycle bins (we had a problem with bins last year), quiet time—a.m. and p.m.—designated areas for car washing, etc. Twin Shores residents can provide the issues that need to be recognized. One of the issues considered ‘big’ is the length of time for rentals ‘before December’ and ‘after December.’ These are seniors we are talking about!”

--“1. Less rental times and less lending times. 2. Phase out rentals over a period of time.”

--“When a unit is sold out of the family, the rental option should stop (Immediate family).”

--“Be sure to do screening and have all monies to date.”

--“Renters need to know the rules.”

--"New owners should not be able to rent for two years."

--"Not sure there is any plan for changing the current rental policies that could gather enough support. As to absentee owners—see attached (the shareholders attachment is included herewith for your review)."

--"If (sic 'I') really don't know what can be done. If the owner is not local, it is unrealistic to expect him/her to help. Could we assess all owners an amount and then waive the assessment if they donate time and effort? That could be difficult to monitor and enforce. Encourage owners to become active, invite, include, etc. Some people are joiners and others aren't. Some owners have other interests and friends and may live at Twin Shores but actually take no part in activities. Because renters don't have sense of ownership, they may not take care of the unit and property—sewers, water usage, following rules, etc."

--"Some owners that rent their homes do not have their rental unit equipped with proper items such as enough dishes, towels, bedding, heaters, etc."

--"Grandfather people (owners who rent) but new owners cannot rent."

--"Effective immediately, new owners should not be allowed to rent. Do not believe that more than 1/3 of units in park should be rented. On a first come-first served basis."

--"Renters should be told to provide their own beach chairs. Post signs that are visible from outside the hut. Provide owners with rental rules to be posted inside their units."

**Question # 9:** Have your experiences, if any, with renters in the park been

**Positive** \_\_\_\_\_ 51 \_\_\_\_\_ ?

**Negative** \_\_\_\_\_ 2 \_\_\_\_\_ ?

Comments:

--"Have had experience with renting in another location. We rented a condo for one year. They did not take care. Major clean-up when they left."

--"Very"

--"Our experiences have always been positive which makes it difficult to favor no rentals."

--"None have created problems that I am aware of."

--"My rents (sic 'ers') have been well received by neighbors."

--"Some treat it like a revolving door resort."

--"Some people do not speak to others."

--"Neither. Renters seem to keep to themselves in most cases."

--"We have some wonderful renters who are very helpful at times."

--"New people. New ideas. Expanded friendships."

--"Generally a very nice group—whether participators or people who keep to themselves."

--"We know who we rented to. Our renters had rented the motel room that turned into condos."

"Very Friendly."

--"They are nice people. I feel many could afford to buy but won't or don't as long as they can rent. Its unfair to owners who put down money on the investment and renters enjoy all the amenities by just paying rent. Let them stay at a hotel!"

--"(Positive) with those I have met."

--"Haven't been in park long enough to know who renters are."

--"Don't know any renters."

**Question # 10:** Would you be in favor of, or opposed to, having more flexibility to loan or share your property with family and friends during the off-season months?

**In favor of** 54 **Opposed** 4 .

Explanation:

--"No opinion, but I do feel that we should have more flexibility for guests to stay and visit with us while we are here. There should be no limits on number of days during off season.

--"Not all our married children or family members or dear friends are lucky to have a second home in a private island, we love to share ours."

--"We personally don't have the need for more flexibility. Immediate family and very few selected friends will and may use our home while we are away for the few weeks or months."

--"Our sons live in different parts of the country and we can't always be available when they want to use our home."

--“Some of the rules off season were made for the people that reside all year. Plus there is really no one or few here to control what goes on. One month is enough.”

--“We have two sons; both in their mid/late 20s so it would be nice for them to visit if we’re not here.”

--“Why should we be restricted on the use of property we own?”

--“Because some come at the same time for vacations.”

--“I like family and friends to visit.”

--“To avoid having to jump through hoops.”

--“You should be allowed to let family, friends use your home. There are too many negative rules regarding use of your home. I own it. Time should not be an issue and was not an issue when I became an owner.”

--“At the present time I have all the flexibility I need. I can rent or loan it to friends and family as often as I like.”

--“Absolutely! People are doing it—just bending the rules. I think we should allow owners to loan/rent units to family and friends for short term visits. e.g. Thanksgiving and Christmas.”

--“I have adult children who would visit more if they were permitted.

--“Leave existing policy.”

--“People with large families could use this.”

--“Such loans are not commercial transactions and are normal incidences of normal home ownership.”, beach (not taking chairs back to the hut, etc.)”

--“Undecided—having family visit longer when shareholder is present would be nice, loaning is a big problem, over and over again no respect for rules, garbage and recycling.”

--“Don’t rent or loan.”

--“Would be able to ‘house swap’ with Europeans/USA folks with houses in D.C., N.O., Boston, etc.”

--“We own the park. This makes us want to care for the park and share it with our friends and family.”

--“This issue needs to be regulated by the Rental Committee.”

--"In the pass (sic), we have had owners loan their unit to friends and family that never explained living in Twin Shores. Owner need to explain procedures to whoever uses their unit."

--"Longer period of stay."

--"More value with activity."

--"Family and Friends should be able to visit a home you have paid for anytime."

--"Some of my family members take their vacation time in the summer."

--"All people have to be treated the same."

--"If for short stays."

--"In season or off season should not be any different."

--"Limit the number of guests and the length of their stay. Not someone new every week or weekend."

--"The length of time is good. Perhaps more loans per calendar year."

--"Have not encountered any problem with the current rules."

--"I have mixed emotions. In favor: 3 times per year for no more than 2 weeks each is very limiting, especially if you have a large family. It is hard to have to say no to someone when your unit is unused. Opposed: I feel that it would be difficult to monitor (it is now). Our community could become very transient off season and could affect our year round residents."

--"If there is a limit on the amount of time a family or friends can stay in our unit off-season, I do not think there should be."

--"Friends and family that are retired could spend more time there. We'd prefer not to have the property empty with remote ownership."

--"I feel we should be free to share my unit with family and friends."

--"There is very little impact off season when someone stays in our property. We would like to have unlimited use off season for our families and at least 4 times more 'loan' opportunities for our good friends off season. Let us enjoy the use of our property we own and pay for instead of requiring it to sit empty."

--"As long as they observe R&Rs."

--"We have a large network of friends and family. Would like to have ability to loan the unit for short stays (i.e. 7 – 10 days).

**General Comments:** Whether you are new to Twin Shores or have been here for many years, please share your ideas for positive change at Twin Shores Beach and Marina:

Comments:

--"POOL!!!! Increases value of property and Increases value for rentals!!"

--"Allow more couples with children to rent (no pets). Let them escape the cold days. Build a temperate swimming pool."

--"Raise the Marina fees. Only Owners to have availability to slips in order as applied for. Separate bath (restrooms) for workmen in Twin Shores."

--"Install a small swimming pool."

--"Upgrading areas for the people such as clubhouse (it looks great). Possible pool in future. Coating the roads when work is done. Paver (drivable) blocks at entry and by south condos. Adirondack chairs by the bay."

--"It's difficult for us to give a complete unbiased opinion as we've not spent a lot of time yet at Twin Shores and do not know what problems may arise. However, we are moving towards selling our house and want to be down at Twin Shores permanently sometime 2016."

--"Rules and Regs should apply equally to ALL stakeholders in Twin Shores; not dependent on who you know or associate with. As shareholders we would like to see a detailed accounting of the results of this survey."

--"I like it so far people are nice, I would like to park next to my unit, however. I do feel fees seem a little pricey."

--"Stop all the 'clicks' (sic 'cliques') that are in the park (we are not in high school). Let shareholders know what's happening by posting on the board. What happen (sic) to one big happy family."

--"Initial impression is a lasting impression therefore the main entrance street should be repaved. A Pool would be a draw. Continued improvement of maintenance bldg. (siding like apt?)."

--"Again, Twin Shores needs a pool."

--"I suspect that owners that have problems with renting are the same owners that don't rent their units. Please tell them to get a life. Renting income helps to offset expenses associated with owning a home at Twin Shores."

--"I would love to see a pool on our property—there is room—it would just take some planning. We need to continue to work together and take care of as many issues as possible during the season, e.g. The Directory up front—minimum expense—has not been updated in over three years. I would also like to see a Town Hall meeting (not a board meeting) where people could share ideas, express concerns and discuss as a group. I would be happy to organize and facilitate."

--"More owner involvement and participation in Twin Shores activities and operation."

--"Embrace change."

--"Audit financial statements."

--"Make a decision (and get it done in a timely manner such as boat houses, maintenance steps, water pipes, directory) during the season so work can get done in the summer months."

--"Foremost we need a pool. Kayak launch would be nice. Utilize the beach with beach dinners/get-togethers. No saving of tables at functions as it encourages clique-ishness. Fast internet."

--"Would like you to consider putting a pool in."

--"More positive meeting. Less negativity. More open to swimming pool. Love improvements. Some people opposed to change. Not beneficial."

--"Get or remodel the laundry facility! Have films or speakers lined up during season."

--"The 'social hall' is an eyesore instead of an asset. New guests to the Park are always surprised and disappointed by what they see."

--"Over the years, especially the last several, many improvements have been made to the Park and Beach. We look forward to this continuing!"

--"1. More participation in social functions. 2. Don't allow more than 1 vehicle per unit. Parking cars has become a problem."

--"If loaning or renting, then the Owner has responsibility to explain rules."

--"How to stop back biting? Board make(s) decision than (sic 'then') after meeting everyone has their own little meeting. Get all owners to contribute to meetings."

--"To increase value, Park amenities and club house and marina need to be upgraded. Very outdated ('70's). Examples: clubhouse remodel, POOL, accommodations for kayaks and personal watercraft (with) ease of use and storage if possible. We seem to have a lot of buildings in disarray. Need for additional parking with not preferential treatment."

--"We have lost the feeling of community. Don't know you can fix it."



--“PARKING an issue! Parking per unit should be located at unit if available; otherwise in the closest proximity. Kayak launch ramp needed. Swimming pool would be nice!”

--“End assessment. At this point, it is becoming a hardship.”

--“Re-work Tiki Hut—done. Update the Clubhouse interior—done. Continue to encourage involvement of more shareholders in association business and activities. Tear down the boat houses. Complete the new glass enclosed roster at office (in process). Add a small out building on vacant lot for small exercise facility. Build a swimming pool. Tear out shuffle courts.”

--“Having someone in the office—full or part-time. Using our management company more to run the park. Our residents are at least 55 and many are either not able or do not want the involvement needed at present. They may feel: We did that but now we are retired. Being on the Board is very time consuming. If we could reduce the amount of time needed, more people might be interested in running. We need to rely more on Management. At any 1 time, we have more renters than owners in the park—both during and off season. The more renters we get, the fewer people we have to take care of the park. There are some renters who pitch in but most do not. We are becoming a rental community. Over 40% of our units are rentals. My parents, as did many others, lived 8-9 months at Twin Shores. This is not true today. Only 15 units are full time residents as well as owners. Parking is becoming a major problem. As we get more annual rentals, we are finding more people who are working and need a car for work. If there are 2 in a unit, that might mean 2 cars. Again this is a change in lifestyles. My mother and stepfather never had more than 1 car. This is not the norm today.”

--“We haven’t spent enough time to have an opinion yet.”

--“Take down boat houses. Update clubhouse with new ceiling. Our park would be better maintained without renters.”

--“The leadership and uncounted hours of donated time and effort are very much appreciated. It is always ‘the few’ who volunteer to serve the many. However, we must always be aware of the pitfall of power and not become controlling and dogmatic. Our rules are to serve the good and welfare of all people for the enjoyment of all. We would like to see the Master Plan for the community reviewed and budgeted for. There are many large projects hanging over our heads. Let’s have a good Master Plan.”

--“Have heard some owners would like a kayak access—good suggestion. Have heard some owners would like a pool—good suggestion. Have roads resurfaced.”

--“Access to maintenance building. Exercise/core weight area with equipment. Informational booklet with info re: insurance, repairs, maintenance or property recommended by owners who used them. Swimming pool/exercise pool.”