

Twin Shores Beach & Marina, Inc.
Board of Directors' Meeting
January 18, 2017

1 Vickie took a moment to speak about the newly installed light fixtures and the petition received by the
2 Board. The Board recognizes the dissatisfaction of several of the owners concerning this matter and
3 invite any willing owners to stay behind after the Board Meeting to discuss the subject and any potential
4 solutions that have been thought of.

5
6 The infrastructure committee introduced Engineer Mike Smith: Mr. Smith briefly discussed his proposal
7 for engineering services related to the drainage problems in the community. The cost for the described
8 services is \$4,400.

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10 **PUBLIC EXPRESSION**

11 None

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13 **CALL TO ORDER**

14 The meeting was called to order by Vickie VanMeier at 9:20 A.M.

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16 **DETERMINATION OF QUORUM**

17 A quorum was established by Donnie Lane with all Board Members present in person. Shane Raniere of
18 Progressive Community Management was also present.

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20 **CONFIRMATION OF PROPER MEETING NOTICE**

21 Notice was posted in accordance with Association Bylaws and requirements of Florida statute.

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23 **APPROVAL OF MINUTES**

24 **December, 2016:** Donnie Lane read the draft minutes for the December, 2016 meeting. There was a
25 **motion** made by Mandy Brewer and seconded by Pat Novi to approve the minutes. All in favor.
26 *Motion passed unanimously.*

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28 **TREASURER'S REPORT**

29 **Mandy Brewer:** See attached

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31 **CORRESPONDANCE:** Donnie Lane: We received a Board Resignation from Joan Fulchino

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33 **MAINTENANCE REPORT:** Pat Novi: See attached. Discussion was had regarding the trash
34 receptacles filling up. We will be adding a pick up date for the rest of the season.

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36 **PARKING REPORT:** Donnie Lane – None

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38 **PCM REPORT:**

39 Shane Raniere – We will begin our annual walkthrough of the community and will be sending out the
40 Work to be Done letters.

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42 **COMMITTEE REPORTS**

43 **Financial:** Fred Huber – See attached. Discussion was had.

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45 **Infrastructure:** John Balerna – We have three areas of concern regarding drainage and are seeking
46 Board approval of the Engineering quote to start working on a solution. Discussion was had. We ran a
47 camera in the sewer line of unit # 7. We are getting bids to make the necessary repairs. Discussion was
48 had. Also discussed was the possibility of, and what would be involved in replacing the clubhouse doors
49 on the sides. We will also obtain bids for replacing the A/C units located above the clubhouse doors.

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A **motion** was made by Mandy Brewer and seconded by Donnie Lane to approve the Engineering bid of \$4,400 for the drainage project. All in favor. **Motion passed unanimously.**

Fining: Penny Koerner: None

Rental Committee: Penny Koerner: None

Beautification: Nancy Martin: See attached.

Storage: Nancy Martin: See attached.

Marina: Richard Collins – See attached. Lengthy discussion was had regarding several of the topics.

A **motion** was made by Nancy Cornuke and seconded by Pat Novi to accept the price change of \$200/year for the three small slips and \$380/year for the other slips/year for owners/residents and \$5 per linear foot/month annually for non-owners. All in favor. **Motion passed unanimously.**

The Board will review the requested wording changes to the Boat Slip contract and will take it up at the February Meeting.

Social Committee: Barbara Bruce – We had a meeting yesterday. We have several events planned for the next three months. If you have any recommendations, please see me to discuss them. The Board thanked Barbara for taking the position as chair of the Social Committee.

Pool Exploration: John Brewer – None

OLD BUSINESS

Office Help: Board discussed. A **motion** was made by Pat Novi and seconded by Nancy Cornuke to hire a part time office assistant for approximately 10 hours/week for \$13/hour. All in favor. **Motion passed unanimously.**

Appointment of Vacancy: A **motion** was made by Donnie Lane and seconded by Mandy Brewer to appoint Jim Boltz to the position vacated by Mark Thomas. All in favor. **Motion passed unanimously.**

Parking Signs up Front: Discussion was had regarding the correct wording to be used for the parking spaces at the front of the community

Emergency Contact Form: They are in the unit numbers forms. Please fill it out and return it to the office.

NEW BUSINESS

Board Approval – Rental & Sales: See attached.

Board Approval – Work to be Done by Shareholders: See attached. Unit 40: to plant three Bird of Paradise Trees on the street side. A **motion** was made by Donnie lane and seconded by Mandy Brewer to approve the request subject to the requestor obtaining ownership of unit 40. All voted in favor except Jim Boltz, who abstained. **Motion passed.**

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99 A motion was made by Jim Boltz and seconded by Pat Novi to approved the new window installations
100 for unit #80, subject to permitting. All in favor. Motion passed unanimously.

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102 **Accept Joan Fulchino's Resignation:** Vickie read Joan's resignation letter from the Board. A motion
103 was made by Mandy Brewer and seconded by Donnie Lane to accept Joan's resignation. All in favor.
104 Motion passed unanimously.

105

106 **Fill Joan's Position on the Board:** A motion by was made by Donnie Lane and seconded by Mandy
107 Brewer to appoint Linda Huber to fill the Board vacancy left by Joan's resignation. All in favor. Motion
108 passed unanimously.

109

110 Mandy Brewer nominated Jim Boltz to be the new V.P. until the Annual Meeing, seconded by Pat Novi.
111 All in favor. Motion passed unanimously.

112

113 Donnie Lane nominated Linda Huber take over as Secretary until the Annual Meeting, seconded by
114 Mandy Brewer. All in favor. Motion passed unanimously.

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116 **First Notice of Shareholder Meeting:** The first notice of the Annual Shareholders Meeting is set to go
117 out at the end of this week.

118

119 **Raise for JV Family:** A motion was made by Pat Novi and seconded by Jim Norris to approve a 3%
120 annual raise starting April 1st, 2017 for JV Family. All in favor. Motion passed unanimously.

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122 **Rental Rate for Unit 51:** A motion was made by Mandy Brewer and seconded by Donnie Lane to
123 increase the monthly rental fee by \$25/month starting on the renewal date. Discussion was had. All in
124 favor. Motion passed unanimously.

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126 **Need a Volunteer for the Directory:** Linda Huber will send out the initial form for owners to fill out if
127 any corrections need to be made. The Board will review the process afterwards.

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129 **Need Volunteers for Web Site:** We have a new website facelift for Twin Shores. We are looking for
130 volunteers to help administrate this website. Donnie Lane, Steve Koerner, John Brewer and Mandy
131 Brewer have volunteered.

132

133 **Lighting up the Palm Trees:** The Board is looking into bringing light back to the palm trees bordering
134 Gulf of Mexico Drive.

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136 **REMINDERS**

137 All over night guests must sign in.

138 Work to be done by shareholders must get permission.

139 Post 48hr notice for committee meetings.

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141 **FOR THE GOOD AND WELFARE OF THE COMMUNITY:**

142

Nancy Martin: Commented that a recent news article states that you are not allowed to block
143 ingress and egress to a commercial dock/marina.

144

145 Linda Huber: The Board Candidate Intent Form will be distributed soon. I encourage owners to

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146 encourage those that they think will be a good fit to submit their names.

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148 Bill Tow: Please slow down in our parking lot/driveway.

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150 Nancy Collins: Questioned whether we have adequate rat traps in place in the community. The
151 Board will review this matter and replace any that may be missing. Pat has rat/mouse poison
152 packs that owners can use. Please get with her if you would like to receive any.

153

154 **NEXT MEETING**

155 February 15th, 2017

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157 **ADJOURNMENT**

158 As there was no further business to come before the Board a motion was made by Donnie Lane and
159 seconded by Pat Novi to adjourn. All in favor. Motion passed unanimously. The meeting adjourned at
160 11:18 a.m.

161

162 Respectfully submitted,

163

164 Shane Raniere, LCAM