

**TWIN SHORES BEACH AND MARINA, INC  
MONTHLY TREASURER'S REPORT  
FEBRUARY 15, 2017**

Operating account: _____ \$ .....	\$ 174,331.08
Money Market _____ \$ .....	\$ 157,636.85
Petty Cash _____ \$ .....	\$ 271.67
Villas Reserve Account : .....	\$ 19,180.63
<b>TOTAL CASH ON HAND.....</b>	<b>\$351,420.23</b>

1. There is currently \$ 1,305 in arrears from 3 shareholders and \$8,742 in pre-paids from 12 Shareholders. A claim of Lien will be recorded on one of the properties currently in arrears for 2 quarters. A reminder that the late fee of \$25 will be incurred and the \$10 administration fee will also be assessed on any late dues received after the 10<sup>th</sup> of the month . Shareholders are encouraged to use automatic debit or bill pay to avoid extra accounting and late fees. Rentals are not approved if Shareholder fees are in arrears. New coupon books should be available by the Shareholders meeting on March 25<sup>th</sup> and will distributed at that time.
2. Board approval is requested for any new expense over \$1,000 before ordering unless an immediate emergency. It is recommended that there be at least 2 bids , if possible, on any item.
3. The budget committee has met and the budget is in draft status for the coming year. There will be some major expenses this year and they have been allocated to the budget so that no increase in dues are expected for the coming year. The budget will be sent out with the last mailing for the upcoming Shareholders meeting.
4. Insurance has been reviewed for this coming year and adjustments in valuations have been made. Insurance is a major cost to the Association and we have paid approximately \$33,000 to cover various properties of the Association. It is recommended that owners, especially those who rent, carry liability insurance on their units as well as the villas. Contents of the individual Villas are not covered by the Association Insurance.

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

Shane

Monthly Maint. Report  
Feb 15, '17

Waiting for approval to purchase two new doors for the Club House, with new air-Conditioner with heat strips.

Lift station was improved with new panel. Please do not allow any thing (items) to flush down your toilets except waste (body waste) and Angel soft tissue paper.

New street lights should be installed shortly if not already.

Please do not put old sinks, toilets, etc. by the garage doors. Waste Management will not take them away.

Respectfully  
Pat Young

**FINANCE COMMITTEE REPORT**

**February 7, 2017**

**The meeting was called to order at 1:30 p.m.**

**Present were: Fred Huber, Chair;**

**Kaye Brininger**

**Janet Delande**

**Elaine Rufener**

**Mandy Brewer, Board liaison**

**Shane Raniere, PCM. Inc.**

**The purpose of this meeting was to formulate the budget for the fiscal year – April 1, 2017 to March 31, 2018. This was done with a couple of incomplete line items:**

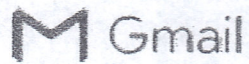
- A. Seawall Repair                      Expense Line Item**
- B. Transfer from Op. Account        Income Line Item**

**The chairman will discuss the transfer at the Board Workshop and hopefully get approval to make the transfer so the budget is balanced.**

**Board Workshop Meeting – Feb. 8, 2017**

**Transfer was approved. Budget will be revised with the new line items included. PCM, Inc. was notified and will have the proposed budget ready for the Feb. Board of Directors' Meeting.**

**Submitted by Fred Huber, chairman**



Linda Huber <fnlhuber@gmail.com>

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## Infrastructure Committee Report

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

Mon, Feb 13, 2017 at 7:24 PM

Members of the Infrastructure Committee met with Mike Smith ( Civil Engineer) on surface water issues, hope to have his report by the end of this week.  
We met with the Dock Master and 2 Contractors on Seawall repair and upgrades.  
Waiting on bids.  
Upgraded a section of the sewer behind Unit 7.

Respectfully submitted by,

Phil Wyss

Board Approval – Rental & Sales

**Rental**

**Already Approved**

- 1. #79 Boltz to William G., Jr. & Sharon Moore March 1, 2017 – April 30, 2017
- 2. #104 Gustafson – extension of lease to Kyle & Sandra Lopes  
Lease was May, 25, 2016 – Aug. 25, 2016. It is extended to March 1, 2017.
- 3. #104 Gustafson/Bokesch to Robert & Laurie Powers March 1, 2017 to Feb. 28, 2018
- 4. #108 Bergin – extension of lease to Clarence Mike Mills, Jr.  
Lease was June 20, 2016 – Sept. 30, 2016. It is extended to March 31, 2017.

**Loans:**

- 1. #122 Cornuke to family Feb. 6 – Feb. 12, 2017

**Sales:**

**Already Approved**

- 1. #77 Taylor to Lorraine Mazzoni  
Interview – Jan. 30, 2017 Approved Closed Feb. 2, 2017

**Transfer:**

**Work to be done by Shareholder**

**Already Approved**

- 1. #102 Collins  
Request permission to add 12" X 12" concrete pavers on existing loose stones to enlarge the shaded backyard outdoor space. The placement of the pavers would allow for stability for the placement of a small table and chair set while still continuing to allow water to drain through the existing stones.