

President's Report  
Board of Director's Meeting  
October 18, 2017

My filling this position has been bitter sweet. As many of you know, our President, Richard Collins, had a serious medical condition and had to resign. Unfortunately, following a serious surgery, Richard is no longer with us and our thoughts and prayers are for his wife, Nancy, during such a difficult and stressful time.

It has been an interesting summer for Mandy and me as we aren't usually here in the off season. We have heard the stories about visiting friends and families not signing in, which is true, but also not being familiar with the rules, like putting dead fish in the dumpsters, among other things, like overstuffed recliners and kitchen chairs in the dumpsters as well as disregard for recycling procedures. Other issues include shareholders cleaning up after using the "shop area" in the maintenance building and Hurricane readiness. We need to do a better job in getting shareholder cooperation in these areas.

On a more positive note, I want to recognize and thank a number of people and committees for their continued efforts on behalf of all shareholders during the off season.

Maintenance – Jim Boltz, Dockmaster – Vickie Van Meier, John Balerna – Infrastructure, Donnie Lane – Parking, Linda Huber – Secretary and Rentals & Sales.

Jim Boltz, Vickie Van Meier and I had a productive meeting with our landscape company, JV Family, and reviewed and clarified some contract issues. Please note on the bulletin board a sign up spreadsheet for how you want your personal properties to be handled. Any personal thoughts, suggestions or complaints concerning landscaping are to be directed ONLY to Jim Boltz not the landscape company personnel.

Unit #20 – After a long and trying ordeal, the occupants were evicted and the Proprietary Lease has been terminated. We will now pursue disposition of the property.

Hurricane Irma was our most stressful time. How Twin Shores survived is nothing short of a miracle with only limited damage to a minimum number of properties. This brings up the subject of "Hurricane readiness". The board needs to stress the importance of the necessity of all owners properly securing their properties when departing for the season including closing awnings, putting away all outside items and sandbagging if you deem necessary.. A clarification....securing your property does not mean leaving any items in screened in porches. There were damages due to these issues. Anything that can become airborne in high winds must be secured inside the units.

All annual residents were extremely busy during the days preceding the hurricane securing the common areas, sandbagging, etc. and packing and preparing to evacuate.

Items of Note:

Seawalls' construction has been completed and they look great. We added posts lights on both sides of

the seawall area along with refurbishing the electrical wiring on both sides of th Marina.

We are about half way thru the completion of the drainage project which includes two new drainage inlets on street 83-88 and five other new inlets. We have had extremely high waters on the eastern half of Main Street and adjacent streets and are looking forward to a major improvement in these areas.

The annual residents' social life has been enhanced by the efforts of Susan Roeder(Unit 83, 102). Susan has added a spark that has been well received and much appreciated....Monday night cocktails(almost dinner with everyone's goodies, Wednesday night craft night, DVD nights, game nights and daytime exercise sessions.

And to top it off, thanks to Jim Boltz' idea, we now have a beautiful popcorn wagon.

My compliments and gratitude to all the annual and seasonal residents who help make Twin Shores a very special community and we look forward to returning owners and renters who help making this a great place to enjoy.

Goals while looking to the Future....

Improve participation by Shareholders in the Association – activities, board and committees

Infrastructure – re-surface Main Street

Swimming Pool – feasibility, design and approval by March 2018

Association consider a moratorium on investor purchases

Update rules and regulations

Install kayak launch and rack

Expansion of social activities to include the possibility of group travel opportunities

Appoint a committee to review and update long range plan dated April 2013(aka 5 year plan)

**TWIN SHORES BEACH AND MARINA, INC**  
**MONTHLY TREASURER'S REPORT**  
**OCTOBER 18, 2017**

Operating account: _____ \$ .....	\$168,604.90
Money Market _____ \$ .....	\$ 157,447.02
Petty Cash _____ \$ .....	\$ 401.29
Villas Reserve Account : .....	\$ 22,493.21
<b>TOTAL CASH ON HAND.....</b>	<b>\$348,946.42</b>

1. From the most current accounting there is currently \$6956.81 in arrears from 11 shareholders. There are prepays of \$12,621.14 . 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.

2. Board approval is requested for any new expense over \$1,000 before ordering unless an immediate emergency. It is required that there be at least 2 bids on any item exceeding more than 5% of the annual budget .

3. There are two large expenses that have been approved since last April with work on the Sea Walls nearly complete and the infrastructure within the park, mainly drainage from our streets, has been partially completed .Both projects will be completed before the end of October. The Sea Walls for \$42,470 have been totally paid and the streets will be paid as soon as completed (\$40,200)

Mandy Brewer for Barbara Ann Manning, Treasurer, Twin Shores Beach and Marina, Inc.

# Maintenance Report.

**This is just an overview of the activities of maintenance over the last four months. (June-July, 2017)**

- (1) Met with Jose and staff, going over responsibilities again for the upcoming season. Ironed out some issues, and all is well**
- (2) Finished laying PEA gravel behind Elaine and Jims home**
- (3) New light bulbs for the kitchen (transformer needed replaing**
- (4) New parking lot stripping**
- (5) Redo office watering system (still needs work)**
- (6) New lounge chairs for the beadh**
- (7) Painted the walkway North and South of the clubhouse (painted threshold yellow!**
- (8) Addressed the new doors with hinge and door knob issues**
- (9) New warning signs for Clubhouse doors**
- (10) Securing estimates for repairing the "Twin Shores Sign" at entrance**
- (11) Securing estimates for repairing the South side of the Maintenance Building.**
- (12) Met with the Manager of the Association to the North about trees Needing trimming (I contacted property owner at Twin Shores, and they will be either trimmed drastically or removed in November**
- (13) Secured new pole extensions for the street lights raising them 30"**
- (14) Changed light bulbs to conform to the "turtle patrols" specifications Communicated with the "turtle patrol" as there was NOT enough light diffusion**
- (15) Secured posts for new Marina lighting. I Had them installed. I primed and painted them**
- (16) Secured a new door for the storage shed. Secured new padalock and keys for the storage shed and maintenance room behind the laundry.**
- (17) Primed and painted the storage shed door!**
- (18) Organized a sign up sheet for those wanting to either opt out or opt in for their units taking advantage of our landscaper for upcoming year..**
- (19) Purchased a NEW popcorn machine for the Club house.**

**Jim Boltz maintenance**

Dock Master Report October 18, 2017

Thirteen of the nineteen slips are rented and all are paid up.

Two are outside renters.

Boat slip fees are as follows:

Outside renters are \$1,000.00 per year plus tax

Shareholders are \$380.00 per year plus tax

Kayak slips are \$200.00 per year plus tax

Slips are not to be shared or sublet.

Two new lights each on the north and south sides of the Marina are installed per discussions from last season. Electric has been upgraded.

The thruster has been cleaned and we are working on how to make it easier to put in and take out as needed.

Some painting needs to be done on repaired docks, but I have been told the paint that was last used is no longer available.

A few issues have come up; one being dealing with the grass that collects in the Marina. My feeling is we can't afford to do anything about it due to the cheap rent and also nature brings it in and hopefully will take it out. We have been lucky to have a few Villa owners and renters remove it as needed. Thank you for that.

Another issue has been brought up several times that all boats need to be up to date on licensing, repairs need to be done to make them safe and also the Marina is not to be used for storage only. I would like the board to discuss this and make a ruling.

Victoria VanMeier

Dock Master

Shane

# Rental Committee Report

## LANGUAGE FOR RULE CHANGE

### SUGGESTED CHANGES IN LOANING YOUR PROPERTY

In September 2015 the Rental Committee prepared and distributed a survey that successfully reached 90 owners. The response was excellent. 65 owners responded with thoughtful comments, desires and concerns.

Owners expressed opinions on some hot button issues- One of which was the desire to have more flexibility with loaning their homes. 54 were in favor and 2 were opposed.

After much discussion in the Rental Committee it was decided to ask the Board of Directors to consider relaxing the loan number of three (3) per year by not counting immediate family members. That would include mother, father, children, siblings and grandparents.

In the Twin Shores Prospectus page 93, Rules and Regulations Section 11 D, 7 a. the language would change to:

'The total number of loans or rentals may not exceed three (3) times per year exclusive of loans to immediate family; mother, father, children, siblings, grandparents.