

TWIN SHORES BEACH MARINA, INC.

BOARD OF DIRECTORS' MEETING

FEBRUARY 21, 2018

DRAFT MINUTES

PUBLIC EXPRESSION:

Vickie VanMeier \$50,000 needs to be raised. We can begin by fining for the misuse of dumpsters.

Ron Horn If you feel that there is a violation of a rule, write a letter and have it go before the Fining Committee. If the violation is upheld, a fine will be imposed. The same rules apply for all.

John Brewer Jim Boltz has a 3 X 5 sign to be placed in the dumpster area explaining that metal and other items should be held until the 1st. week of each month.

Cathy Enneper Dumpsters are overflowing. We need to break down boxes.

CALL TO ORDER:

The meeting was called to order by John Brewer at 9:13 a.m.

ROLL CALL:

A quorum was established by Linda Huber, Secretary with John Brewer, Jim Boltz, Barbara Ann Manning, Don Lane and Kenneth Crosthwait present in person. Linda Huber and Nancy Cornuke were present via telephone . Also present was Shane Raniere representing Progressive Community Management (PCM).

CONFIRMATION OF PROPER MEETING NOTICE:

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

READING OF MINUTES: Linda Huber, Secretary

Don Lane made a motion to waive the reading of the minutes of the January 17, 2018 Board meeting. Ken Crosthwait seconded and *the motion passed unanimously*.

RENTAL COMMITTEE REPORT Penny Koerner

Since Penny has to leave early, the report is given out of the order of the Agenda.

The Rental Committee has a new name: The Omnibus Committee. Omnibus means catch all or providing for many things. Nancy Cornukke reported that the committee recommends

that loans to immediate family (parents, children, grandchildren and siblings be limited to no more than 4 per year. These loans will not count toward the allowed total of only 3 loans & 3 rentals per a calendar year. (See Attached)

Barbara Ann Manning moved that up to 4 loans to immediate family members can be made per calendar year which will not count toward the allowed 3 rentals and 3 loans per year. Ken Crosthwait seconded and *the motion passed unanimously.*

TREASURERS' REPORT: Barbara Ann Manning See Attached

CORRESPONDENCE: Linda Huber None

MAINTENANCE REPORT: James Boltz See Attached

PCM Report Shane Raniere

Shane reported that he met with John Brewer and discussed routine matters as well as the pool financing.

COMMITTEE REPORTS:

FINANCE: Victoria VanMeier

The committee will meet one more time to finalize the budget, mostly to go over reserves for the Villas and the Reserve page for the Annual meeting. The committee is considering raising the HOA fees \$14/month or \$42/per quarter.

MARINA – Victoria Van Meier, Dock Master

I will be able to meet with someone within a week from now for recommendations, pictures and suggestions for a Kayak ramp and storage. I will contact some Board members and interested Kayak enthusiasts when I can get this set up.

FINING - Penny Koerner No Report

Parking - Don Lane See Attached

INSURANCE: Bill Tow

Our insurance agencies are doing a great job. The owner of Key Agency will be coming out and walk the property to discuss certain policies and their specific coverages.

SOCIAL - Barbara Bruce

As of 2/20/18 the Social Committee has \$3,601.27 in their account. Events in February that made money for the social account are: Chili Cook Off \$295.00, Super Bowl Party \$189.00 & Coffee \$56.00.

INFRASTRUCTURE: John Balerna/Phil Wyss

The water pits were drained and all debris was removed. New screens were installed. Meetings were held with the Pool Committee. A utility locator service was hired to locate any sewer and water pipes and electrical components in the area that has been selected for the pool.

BEAUTIFICATION – Nancy Martin See Attached

STORAGE – Nancy Martin See Attached

Discussion was had regarding renters rights to rent a storage unit.

POOL – John Brewer See Attached

The funding agreements in place are contingent on shareholder approval of the Pool project. Donations made for this project will be returned should the Pool vote fail.

Amendment to Jan. 17, 2018 Board minutes regarding the pool: The Board intends to set up a pool contingency fund wherein the Pool Committee will strive to get \$50,000 in donations and use \$60,000 of Association monies to fund the project. This was a motion by Barbara Ann Manning. Don Lane seconded it and *it passed unanimously.*

OLD BUSINESS:

1. Loans of Units – The Board approved the recommendation from the Omnibus (Rental) Committee for 4 loans per calendar to immediate family members. These loans will not count toward the limit of 3 rentals and 3 loans per unit per calendar year. See – Omnibus Committee Report on p. 1.

2. Update - #12 Mandy Brewer reported that everything is at the attorney's office. The bank is covering the HOA fees.

3. Maintenance Building – Upgrade/Repair Tabled – waiting for estimates

4 Villa Palm Tree – further action A certified letter will be sent to #106 explaining the violation and stating that the cost of replacing the palm tree (\$390.00) will be added to their HOA fees. They will be given the opportunity to appeal. Shane will do the wording and details.

5. 2 Yr. Rental Moratorium – New Owners Don Lane stated that we need owners to live here – not investors. There was much discussion. Don moved to send the proposal to the Shareholders for a vote at the Annual Meeting. Ken Crosthwait seconded and the motion passed 5 – 2 with Nancy Cornuke & Linda Huber in opposition.

6. Year End Review – PCM Tabled to March

7. Kayak Float, Storage, Slip - Tabled See Marina Report
8. Fence- South Property line (seawall to #92; #5-#7 – An estimate of \$3146 has been received. We will be sharing the expense with Gulf Shores and we will give them the estimate for their input. Tabled
9. Use of Dumpsters - Vickie Van Meier reported that PVC pipe is needed to allow the fish debris to be put into the bay. Discussion was had regarding the potential installation of a grinder on the fish station. A motion was made by Don Lane to purchase the PVC pipe. Ken Crosthwait seconded and *it passed unanimously*.
10. New Standing Committees - Jim Boltz reported people have volunteered for the new committees – Shopkeepers and Beach Tenders. See Attached Reports
Jim is also looking into the possibility of constructing a new Tiki Hut.
11. Research Assignment of Outbuildings - Jack Restuccia report that he has created a spread sheet showing the assignment of the outbuildings to specific units. Several outbuildings are unidentified as to ownership and several are locked. Tabled to March
12. Landscape Contract Review – Tabled
We have asked Vickie to sit in on the review in March as she was instrumental in the hiring of and development of the initial contract between JV Landscape and Twin Shores.
13. Year End Review of PCM – This will be scheduled prior to the March Board meeting.
14. 20th . Anniversary Party - All plans are moving forward.

NEW BUSINESS

1. Board Approval – rental & sales; work to be done by shareholder (See Attached)
2. Yard Sale Report – Barbara Bruce reported that the clubhouse sale was held on Feb. 16-17, 2018. About 6-8 people participated. Ron Horn and Susan Roeder raised about \$1,000 for the pool fund; the bake sale raised \$227 for the pool fund and Donnie Lane raised \$102 for the fund.
3. New Language – Number & Age Requirements of Unit Occupants - Linda Huber presented new proposed wording for the Rules & Regulations to clarify that in the case of 2 tenants where 1 is 55+, and the other is 45+, the 55+ tenant must be present for a specified period of time. (See Attached)
- 4 Town Hall Meeting Report - Did not occur

5. Legal Opinion – Rules Pertaining to Shareholders Only - Tabled
6. Legal Opinion – Estoppel Letter Tabled
7. Sealing – Main Road We have an estimate of \$6,000 –\$8,000 to seal the main portion of the road. The Infrastructure Committee has researched sealing the side roads and cannot, at this time, recommend the sealing of any of our roads to the Board. Tabled
8. Investigate New Sound System & Speakers – We have installed new speakers in the Clubhouse. Linda Huber stated that a mike for use by speakers from the audience is needed especially when there is a conference call.
9. Name Change – Rental Committee See Rental Committee Report
10. Encroachment onto State Property- Twin Shores & Gulf Shores were both notified that the front parking spaces were on state property. A meeting was set up with the State to discuss the problem. The State cancelled the meeting and said it would be rescheduled at a later date.

FOR THE GOOD AND WELFARE

#49 Vickie VanMeier _ Requested that the Board of Directors approve adding \$14/month on the HOA fees in the operating budget.

#13 Kaye Brininger – When bills are turned in, they need to be paid within 2 weeks of receipt.

Shane said that some bills arrive after the invoice date.

- There is a dead palm in front of the duplex.

Nancy Cornuke said they will take care of it.

- The Yard Sale was a group effort.

#102 Ron Horn - A renter has written a check to contribute towards the pool

#24 Bill Tow - The speeding through the park is a danger to the residents and the Board should consider some sort of traffic calming.

#48 Don Lane - There will be a Pancake Breakfast this Sat., Feb. 24

ADJOURNMENT

The meeting was adjourned at 11:45 p.m.

Respectfully submitted,

Linda Huber, Secretary Twin Shores Beach & Marina, Inc.