

**SUGGESTED CHANGE TO THE RULES AND REGULATIONS  
TWIN SHORES BEACH AND MARINA**

**Section 11 E 1 and 2: Loans by Shareholders: Selling renting or Loaning Units:**

The original text reads:

1. A Shareholder may lend his or her Unit to friends or relatives for a period not to exceed two (2) weeks. Board approval of such occupancy is not required, and no fee need be paid, but a notice of such loans must be supplied to the Board in advance of the occupancy stating who is to occupy the Unit, Their relationship to the Shareholder and the expected duration of he occupancy.
2. The total number of loans, in addition to three rentals per year, may not exceed three (3) times per calendar year.

**THE SUGGESTED CHANGE IS RECOMMENDED:**

**SECTION 11 E 1 and 2: Selling, renting or Loaning**

1. A Shareholder may lend his or her Unit to friends or relatives for a period not to exceed two (2) weeks. Board approval of such occupancy is not required, and no fee need be paid, but a *written* notice of such loans must be supplied to the Board *at least two weeks in advance* of the occupancy stating who is to occupy the Unit, Their relationship to the Shareholder and the expected duration of he occupancy.
2. 2. The total number of loans, in addition to three rentals per year, *may not exceed seven (7) times per calendar year, 3 of which may be made to persons not immediate family members of the Shareholder.*

TWIN SHORES BEACH and MARINA, INC.  
MONTHLY TREASURER'S REPORT  
FEBRUARY 21, 2018

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OPERATING ACCOUNT \$129,605.<sup>69</sup>

MONEY MARKET \$157,772.17

PETTY CASH \$401.<sup>36</sup>

VILLAS RESERVE ACCOUNT \$24,247.<sup>24</sup>

TOTAL CASH ON HAND \$312,026.<sup>46</sup>

1. From the most current accounting as of 18 FEB. 2018, there is \$594.<sup>00</sup> in arrears. No prepaid information was forthcoming due to flu season. This will be addressed in next month's accounting. A reminder that a late fee of \$25.<sup>00</sup> will 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.<sup>00</sup> before ordering, unless an emergency. It is required that there be at least 2 bids on any item exceeding 5% of the annual budget.
  3. Finance of a possible pool will be addressed by the President John Brewer.
  4. Work by the Finance Committee for a good working balanced budget for next year is progressing.
- Barbara Ann Manning, Treasurer, Twin Shores Beach and Marina, Inc.

## MAINTENANCE REPORT FOR FEB 21<sup>st</sup> 2018

1. *Ordered and placed sign for monthly trash removal (working on policy of payment)*
2. *Ordered and placed signs for marina*
3. *Ordered and had new sign installed at the front of Twin Shores (new vinyl material)*
4. *Ordered new lighting for sign, and making arrangements for placement*
5. *A tire was replaced on golf cart, and had yearly Maintenance performed on two golf carts.*
5. *Ordered and replaced new compressor for shop*
6. *Ordered rat and mice bate (placed in clubhouse for disbursement*
7. *Ordered supplies needed for landscapers*
8. *Ordered rock for between #35 & #37 had it placed*
9. *Periodic consulting with landscapers about Shareholders wishes. Addressing Shareholders issues with landscaping, and resolution.*
10. *Secured estimates for new South fence*
11. *Securing estimates for maintenance bldg.*

## Parking Report

Most of the parking bumpers have been painted and numbered.

We had to move some parking spaces to accommodate some changes in the process of eliminating spaces east of the maintenance building.

We are still having some problems with guest and renters not registering in the clubhouse book, but problem has improved from last year.

If you don't have Parking Permit.....Let Me Know

New contracts will be going out on March 1<sup>st</sup>.

Submitted by Donnie Lane

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robert martin &lt;alumas42@gmail.com&gt;

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**Storage and Beautification**

1 message

**Robert/Nancy Martin** <alumas42@gmail.com>

Tue, Feb 20, 2018 at 10:28 PM

To: Bob/Nancy &lt;alumas42@gmail.com&gt;

STORAGE-THE LOCKERS ARE CURRENTLY ALL RENTED.WE HAVE TWO SHAREHOLDER S ON THE WAIT LIST.CONTRACTS ARE DUE ON APRIL 1ST AND WILL BE GIVEN OUT IN MARCH. RENTALS ARE FIFTY DOLLARS FOR SMALL,ONE HUNDRED FOR MEDIUM AND TWO HUNDRED FOR LARGE. CURRENTLY THERE ARE NO SMALL OR LARGE UNITS AVAILABLE.THE RULES FOR RENTALS ARE ONE UNIT FOR EACH-TWO IF AVAILABLE.SINCE THE UNITS ARE IN DEMAND,I BELIEVE ONLY ONE UNIT SHOULD BE GIVEN TO EACH PERSON AGAIN. RECENTLY I HAVE BEEN TOLD THAT RENTERS DO NOT GET THE SAME PRIVILEGES WITH THE RENTING OF STORAGE UNITS AS SHAREHOLDERS ACCORDING TO FLORIDA LAW. ON PAGE 11 #3 OF THE FLORIDA STATUES 719, IT IS INFERRED THAT RENTERS DO GET THE SAME PRIVILEGES.WILL THE BOARD PLEASE CLARIFY THIS ITEM?THANKS,NANCY MARTIN

BEAUTIFICATION-THE FLOWERS ARE ALL PLANTED AND ARE REALLY MAKING OUR PARK A SHOWPLACE. THANKS TO ALL OUR HARD WORKING VOLUNTEERS. WE COULDN'T DO IT WITHOUT YOUR INPUT AND HELP.I WOULD LIKE TO MAKE A PROPOSAL AT THE SOUTH VILLAS THAT WE REDO THE GARDEN BY CLARKS. THE WALL IS FALLING DOWN AND NEEDS REBUILDING WITH NEW PAVERS. IT WOULD BE NICE VISUALLY TO SEE PALMS IN THAT AREA.JIM BOLTZ AND I COULD WORK ON THIS PROJECT.ALSO WE SHOULD REMOVE ALL THE OLD LEFTOVER BLOCKS BEHIND THE UNITS AND PUT THEM IN THE MAINTENANCE BUILDING.THANKS,NANCY MARTIN

Pool Committee Report

2/21/18

To date:

Obtained 4 proposals from pool contractors

Met a number of times with the infrastructure committee including a meeting with Mike Smith, water engineer, to discuss drainage options

Site survey completed

Location of Underground utilities completed and marked

Obtained 1 estimate to remove 1 shuffleboard court of \$1,900

Fund Raising:

Italian candlelight, sit down dinner, served by committee and volunteers and paid for by the Pool committee, charged \$15 per person with all proceeds to the Pool fund....\$2,200.00

Yard and Bake Sale – thanks to many volunteers and their donations, especially Ron Horn, Susan Roeder and Vickie VanMeier....\$1,207.00

Display thermometer in clubhouse for tracking fund raising progress

Bricks R Us program – engraved donor bricks to be incorporated in the decking around pool area  
Bricks may be purchased (check or credit card) online, see website [www.twinshoreslbk.us](http://www.twinshoreslbk.us) or in Twin Shores office.

Explanation letter with solicitation flyers distributed to shareholders and landlords

Brick display in clubhouse

Chase Pool fund account set up with credit card capability for donors

Pending/To be determined:

Additional fund raising programs including Twin Shores' solicitation letter to friends and vendors,

Removal of one or two shuffleboard courts and an additional demolition bid for removal(s),

Exact size of pool (20x30, 20x34, 18x36, 20x36, 20x40) and direction of pool (east/west or north/south),

Cost to re-direct water main line to Twin Shores Blvd,

Hiring of Kimes Engineering - Pool design and specs required by the Health Dept and LBK for commercial pools.

Design and cost of required bathroom

Comparative analysis of pool construction bids and selection of pool contractor

Pool furniture and landscape design and costs

Contractor references

LAST BUT NOT LEAST...REACHING OUR GOAL OF \$50,000.00 WITH GENEROUS DONATIONS FROM SHAREHOLDERS, RENTERS, FRIENDS AND VENDORS!!!

John Brewer

Pool Committee

# **BEACH TENDERS**

**1. FORMULATE AN OVERALL PLAN AS TO WHAT THE PURPOSE OF THE BEACH TENDERS IS:**

- MAINTAINING AN OVERALL CLEAN APPEARANCE OF THE BEACH**
- MAINTAINING THE PLACEMENT OF THE LOUNGE CHAIRS IN ROWS IN FRONT OF THE ROPE AND BUOYS**
- WORKING WITH THE LANDSCAPERS IN KEEPING THE LOUNGE CHAIRS CLEANED.**
- MAINTAINING THE TIKI HUT .. STAINING AS NECESSARY.**
- KEEPING THE PICNIC TABLE CLEAN**
- SWEEPING THE STAIRS PERIODICALLY**
- TRIMMING THE SEA GRAPES BACK AROUND THE TIKI HUT,**

**2. AT SOME POINT LOOK INTO THE POSSIBILITY OF CONSTRUCTING A NEW TIKI HUT. CHECK PERMITTING AND WHAT NEEDS TO BE DONE TO MAKE IT HAPPEN.**

# SHOPKEEPERS

1. FORMULATE AN OVERALL PLAN AS TO WHAT THE PURPOSE OF THE SHOP. *ie. WORKING AREA, STORAGE, EQUIPMENT (GOLF CARTS)*
2. IDEAS FOR A FACELIFT.
  - PAINTING THE FLOOR BEIGE OR LIGHT GREY
  - PAINTING THE CEILING AND WALLS WHITE TO LIGHTER
3. RULES FOR USING THE SHOP (CLEANING UP)
4. DONATIONS OF TOOLS, AND EQUIPMENT TO THE SHOP
5. ANY OTHER ITEMS THAT YOU MIGHT FEEL TO BE IMPORTANT

*At some time, if you are needing \$\$\$ for your plans, please work up Some sort of idea as to what you will need, and present it to me, and I will Present it to the board for approval. Any shareholders that you can contact for help would be great too.*

*THANKS IN ADVANCE FOR ALL OF YOUR HELP. PLEASE GET TOGETHER BETWEEN YOU SO THAT YOU CAN MEET AND GET THINGS GOING.*

*Jim Boltz*

## *MEMBERS OF THE SHOPKEEPERS:*

- (1) Gary Bruce #8*
- (2) Bill Towe #24*
- (3) Jack Restuccia #38*
- (4) Joe Tupper #76*



**Rental**

**Already Approved**

1. #89 Seitz to Florence & Harry (John) Winter Jan. 1, 2018 – Feb. 28, 2018
2. #122 Cornuke to Andrew Bers January 29, 2018 – July 31, 2018

**Loans:**

1. #29 Huber to Jim Martin Feb. 1, 2018 – Feb. 14, 2018
2. #82 Ross to Shirley Stacy March 1, 2018 – March 11, 2018

**Sales:**

**Already Approved**

**Transfer:**

1. #118 Stephen & Marilyn Chapin to Stephen & Marilyn Chapin and William J. & Kimberly A. Barnwell

**Work to be done by Shareholder:**

**Already Approved**

1. #40 Rios  
Requests permission to paint front step and stoop from grey to Terra cotta  
Approved 1/24/18
2. #43 Manning  
Requests permission to paint carport cement from grey to terra cotta  
Approved 1/24/18
3. #8 Bruce  
Request permission to install a 10' X 20' rectangle sun shade sail. Color will be Canary Yellow.  
No permit is required by the town.  
Approved 2/21/18

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New proposed wording for the Rules & Regs: Changes are underlined.

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**B. RULES AND REGULATIONS:**

**1. Restrictions:**

C. A home is only to be used as a single-family adult residence or rental unit for 1 or 2 people who meet the age requirements. Delete: That is one occupant must be fifty- five (55) years of age or older and the other occupant must be forty-five (45) years of age or older.

Add: If there is 1 occupant, he/she must be fifty-five (55) years of age or older.

If there are 2 occupants, one must be fifty-five (55) years of age or older and the other must be at least forty-five (45) years of age. The 55+ occupant will be considered the primary occupant and must be in residence at least 95% of the time to fulfill the age requirement. If the 95% requirement is not met, the Board has the right to terminate the lease or occupancy of the Unit.

Note: I tried to make the wording as simple as I could. I chose to use 95% as the requirement to allow for the 55+ occupant to not be in residence in case of things like sickness, family obligations, travel, etc. I don't know if we could terminate the occupancy of a private residence, but we could require the 45+ occupant to leave. I did not put in that we have the right to give the tenants 10 days to vacate the unit because I didn't know if that would be the same for a non - rental unit.

Feel free to offer suggestions, etc. -