

**TWIN SHORES BEACH & MARINA, INC.
ANNUAL SHAREHOLDERS' MEETING
SATURDAY, MARCH 24, 2018 AT 10:00 AM
DRAFT MINUTES**

CALL TO ORDER: The meeting was called to order by President, John Brewer at 10:14 at the Twin Shores Beach & Marina, Inc. Clubhouse located at 3740 Gulf of Mexico Drive, Longboat Key, Florida 34228.

PLEDGE OF ALLEGIANCE: John Brewer

MOMENT OF SILENCE: John Brewer asked for a moment of silence to honor the following shareholders who have passed this year: Lorraine Mazzoni #77, Patricia Balerna #66, Richard Collins #102, Fred Huber #29, Maryann Tew #58, Shirley Peterson #53 and Gerry Furniss #84

ROLL CALL: Linda Huber conducted the Roll Call of Shareholders.

QUORUM OF SHAREHOLDERS: 74 Shareholders were present either in person or by proxy. 49 Shareholders were required to establish a quorum.

Also present was Shane Raniere representing Progressive Community Management.

APPOINTMENT OF ELECTION INSPECTORS: John Brewer appointed Nancy Martin, Kaye Brininger and Vickie VanMeier to be election inspectors.

READING OF MINUTES: Linda Huber read the minutes of the 2017 Annual Meeting which took place on March 25, 2017.

Mario Novi moved to approve the minutes of the 2017 Annual Meeting. It was seconded by Frank Mazzoni. *The motion passed unanimously.*

TREASURER'S REPORT: Barbara Ann Manning (See Attached)

PRESENTATION OF BUDGET: Barbara Ann Manning (See Attached)

Vickie VanMeier, Finance Committee chair, moved to reject the 2018/19 Budget as the increase of \$4.00 per quarter for hot water/gas to certain units on the south side was not approved by the committee. Jackie Clark seconded it. There was much discussion as to how the change was made and whether it was necessary. The general feeling was to adopt the budget as is. It can be amended at a future date if needed.

PRESIDENT'S REPORT: John Brewer (See Attached)

COMMITTEE REPORTS:

MAINTENANCE – Jim Boltz (See Attached)

FINANCE – Vickie VanMeier (See Attached)

MARINA – Vickie VanMeier (See Attached)

INFRASTRUCTURE – John Balerna/Phil Wyss

OMNIBUS – Penny Koerner (See Attached)

FINING - Penny Koerner - No Report

PARKING – Don Lane

There are a total of 8 spots rented for an income of \$1216/year or \$304/a quarter. Bumpers were painted and renumbered as needed. Don't forget to use your parking sticker.

INSURANCE – Bill Tow

Bill will no longer be chair of the Insurance Committee. The committee will be chaired by Barbara Ann Manning, Treasurer, but Bill will remain on the committee. A meeting is planned with the insurance company's principals for a walk through of the park to compare the written policies to the actual buildings to be sure everyone understands the coverages that are provided.

BEAUTIFICATION – Nancy Martin

The flowers in the park were super this season. Thanks to all our volunteers who made this possible.

STORAGE – Nancy Martin

Contracts for the upcoming year will be placed in the cubby holes or mailed out to those not here. They should be signed with the check enclosed made out to Twin Shores Beach & Marina. The completed contracts can be put in the mail slot at the Office or mailed to the Office. There are 2 people on the waiting list.

SOCIAL - Barbara Bruce

Our balance as of March 21, 2018 is \$3,484.39. Social Committee bought a \$1,000 brick. I thank everyone for their support during the last year. Everyone has been so supportive for

raising money for our pool & all other events that we have had.

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POOL – John Brewer (See Attached)

Jim Boltz reported that the Fund Raising effort for the Pool is close to \$43,000. The brick program has been very successful. Don Lane reported that the NCAA Basketball Pool has 40 spots left.

WAIVER OF RESERVE FUNDING: There were 59 waivers received to waive the Reserve Funding which is a majority of the established quorum. *The waiver of the reserve funding passed.*

WAIVER OF FORMAL AUDIT: Marlene Crosthwait moved to waive a formal audit and Steve Chapin seconded the motion. *The motion passed unanimously.*

UNFINISHED OLD BUSINESS

No unfinished business.

NEW BUSINESS:

Vehicle Traffic is front of South Villas: Jeannette Mellon reported that a dangerous situation has developed at the South Villa area. Vehicles are traveling at too high a speed for the area. Susan Roeder said not to enter the Villa address on GPS.

Jim Boltz said he will install a chain so there is no access.

Amy Parker reported that increased lighting is needed in the South Clubhouse Parking Lot. Jackie Clark said it was also needed in front of the South Villas.

ELECTION RESULTS:

The new members of the Board of Directors are: Jim Boltz, Cathy Enneper, Don Lane and Peter Ross.

John Brewer thanked Nancy Cornuke and Linda Huber for their service on the Board.

FOR THE GOOD AND WELFARE:

#24 Bill Tow – said he had attended a CPR course recently and they strongly advised the purchase of 2 AED's for the Park. Don Lane said we had discussed this and decided against it, but will put it back on the Agenda for April.

#49 Vickie VanMeier strongly suggested that Social meetings be held after Coffees. She felt there would be more participation.

John Brewer recognized new shareholders: Kimalyn Averill #9, Tom & Corliss Lopes #19 and Yinet Medina #92.

Mandy Brewer asked Shareholders to check the proof pages of the 2018 Directory to be sure their information was correct before the Directory goes to the printers.

ADJOURNMENT:

The meeting was adjourned at 11:55 a.m.

Respectfully submitted by,

Linda Huber, Secretary

Twin Shores Beach & Marina, Inc.