

## Storage

Currently, all storage lockers are rented with two people on the waiting list.

I would like to propose that the office secretary take over the storage records & contracts in March. The records are now on the office computer so it could be a good change & make the process smoother in March.

Thanks, Nancy Martin

## Beautification

The flower pots on the patio have been planted & fertilized.

I would like to see the palm ~~tree~~ tree replaced on the south side marina where the other died.

The southside condos look bare now that everyone has moved. It would be a nice addition if we could purchase large pots and put small palms in them to add

foliage to that area.

In January we again will plant the pots by the office & front area when Al & Dodge return.

Thanks to Cornukes for making their front area look great with all the new garden work. It adds alot to the area.

Thanks Nancy Martin

**TWIN SHORES BEACH AND MARINA, INC**  
**MONTHLY TREASURER'S REPORT**  
**NOVEMBER 21, 2018**

Operating account: _____ \$ .....	\$153,865.13
Money Market _____ \$ .....	\$ 158,657.45
Petty Cash _____ \$ .....	\$ 401.54
Villas Reserve Account : .....	\$ 31,981.34
<b>TOTAL CASH ON HAND.....</b>	<b>\$344,905.46</b>

1. From the most current accounting there is currently \$1,063.00 in arrears from 5 shareholders. One of which is in litigation and comprises \$640.00 of the total arrears. This should be covered by the bank shortly. There are prepaids of \$13,814.94 from 25 Shareholders. 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 of \$262,650 or \$13,000.00.
3. Report on the pool will be provided in a separate report.

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

Rental

Already Approved

1. #1 John Richard Living Trust to Al & Dottye Van Iten Jan. 1, 2019 – Dec. 31, 2019
2. #7 Smentowski/Boley to Linda Huber Aug. 15, 2018 – Dec. 31, 2018
3. #7 Smentowski/Boley to Gary & Alice Veenman Jan. 1, 2019 – Feb. 28, 2019
4. #7 Smentowski/Boley to George & Pat Carpenter March 1, 2019 – April 30, 2019
5. #25 Atkinson to Jim Seaton May 1, 2018 – May 1, 2019
6. #26 Magdic to Linda Huber Dec. 15, 2018 – Feb. 15, 2019
7. #28 Delande to Michael Casale Jan. 4, 2019 – May 8, 2019
8. #32 Kellow to Marla Kym Brown May 1, 2018 – Oct. 31, 2018 - cancelled
9. #32 Kellow to Enrique Vela & Ute Marquez July 1, 2018 – June 30, 2019
10. #40 ShelRiosLLC to Marilyn Anderson May 1, 2018 – April 31, 2019
11. #45 Boltz/Rios to Mona Rios & Patricia Rios Oct. 1, 2018 – Sept. 30, 2019
12. #61 Kaplan to Frederick R. & Priscilla Tirabass Jan. 1, 2019 – March 31, 2019
13. #65 Viera Sun LLC to Arlene F. Johnson & Holly S. Johnson May 7, 2018 – Dec. 29, 2018
14. #65 Jackie Clark to Holly J. Bruce & Terry Cobb Nov. 1, 2018 – Dec. 31, 2018
15. #65 Viera Sun LLC to Thomas & Donna Bolles Jan. 15, 2019 – March 31, 2019
16. #76 Tupper to Donna Landschoot Feb. 1, 2019 – April 30, 2019
17. #82 Ross to Shirley Stacy Dec. 29, 2018 – March 29, 2019
18. #83 Horn to John & Linda Sellinger Sept. 1, 2018 – Sept. 1, 2019
19. #89 Seitz to Lawrence Jon & Mary Lee Ferry Jan. 1, 2019 – Feb. 28, 2019
20. #90 Seitz to John & Molly Osborn Feb. 1, 2019 – April 30, 2019
21. #94 Durkin to Jack Bush Jan. 1, 2019 – April 30, 2019
22. #95 Champagne to Edward Clark & Judith Miller Jan. 1, 2019 – March 31, 2019
23. #106 Willers to Barbara Landau & Peter Valenti Jan. 1, 2019 – March 31, 2019
24. #118 Chapin to Tim Taylor & Renate Rosellen Nov. 12, 2018 – Dec. 12, 2018
25. #120 Horton to Joan Walker & Keith Pedder Jan. 1, 2019 – March 31, 2019
26. #121 Viera Sun LLC to Rick & Marcella Cornett May 1, 2018 – July 31, 2018
27. #122 Cornuke to Andrew Bers August 1, 2018 – July 31, 2019
28. #123 Cornuke to Michael & Wendy Goldstein June 1, 2018 – May 31, 2019

Loans:

1. #85 Nureev to his nephew and family the week of May 21, 2018
2. #123 Cornuke to friends, Marilyn Chambon and Lorraine Danzo April 18, 2018 – April 28, 2018
3. #123 Cornuke to Zane & Kristen Whitfield and family May 23, 2018 – May 31, 2018
4. #123 Cornuke to grandson, Micah Beoddy and his wife May 4, 2018 – May 11, 2018

Sales:

Already Approved

1. #1 Richard to Jo Ann Richard & Fred Richard  
Approved 9/12/18
2. #81 Saylor to Bert A. Miller, Jr. & Patricia O'Risky  
Approved 6/12/18 Closing 6/20/18
5. #110, # 112, #114 & #116 Rainone Holdings LLC to EB 3740 Gulf of Mexico 4, LLC (William Baird). Approved 5/22/18 Closing 5/25/18

Transfer:

Work to be done by Shareholder:

Already Approved

1. #7 Boley /Smentowski request permission to paint their unit. The base/wall will be Alpaca (Sherwin Williams 7022) and the trim will be white. Approved 9/12/18
2. #29 Huber requests permission to have a new unit installed on lot #29. The builder is Jacobsen Homes in Bradenton. They will adhere to all permits and requirements of the Town of Longboat Key. Approved 5/1/18
3. #45 Lane requests permission to put up a white vinyl privacy fence on the west side of his lot. It will be about 16' long – two 6' sections with a 4' gate. The fence will be solid construction with the top foot in lattice. No permits are required. Approved 8/21/18

Additional to report:

1. An email was sent to Matthew Landsman who represents William Baird the owner of Villas # 110 – 116 regarding the rental agreement for #110. It stated that Twin Shores has gone on record that they will not approve the renewal or extension of the rental agreement. Dora Kami and Benjamin Kaminecki have not fulfilled their agreement with Twin Shores regarding the age requirement.

No response has been received to date.

2. There are 2 sales pending - #45 Boltz/Rios & #73 Bender

## Fw: Infrastructure Committee Report 11/21/18

cathy enneper <cathyenne@yahoo.com>

Thu 12/6/2018, 2:37 PM

To: Steve Koerner <colobikenut@msn.com>

----- Forwarded Message -----

**From:** Philip Wyss <pwysp@gmail.com>

**To:** "cathyenne@yahoo.com" <cathyenne@yahoo.com>; sraniere@pcmfla.com <sraniere@pcmfla.com>

**Sent:** Tuesday, November 20, 2018, 5:42:27 PM EST

**Subject:** Infrastructure Committee Report 11/21/18

- 1, John Balerna worked with John Brewer in overseeing the construction of the pool project.
2. Temporary wiring was installed behind unit 100, when the electric wire which operates the storm water pumps was discovered faulty. It will be enclosed in conduit shortly.
3. Tom Lopes and John Balerna spent quite a lot of time removing flood water from the Clubhouse, when the Bay overflowed the seawall.
- 4, Tom Lopes and John Balerna removed several wood cabinets in the maintenance building, to make room for new plumbing in the floor and to make needed space for the new bathroom. They also cleaned out the back and side rooms of the maintenance building.
5. Recognition should be given to John Brewer, John Balerna, Jim Boltz, and Tom Lopes for giving endless hours to the pool project and all of the other issues that arise during the Summer Season when the majority of owners leave. We are very fortunate they are a part of our Community.

Respectfully,

Phil Wyss/ John Balerna

November 21, 2018

**Dock Master:** We had a lot of fish due to red tide. Hired someone to take them out once, then purchased an oil slick barrier that can be reused every year we need it.

Thanks to Ron Horn and Mike Bergin for their help keeping the Marina clean. Mike Bergin has agreed to be the assistant dock master. I will continue to do the annual leases.

No decision on the kayak launch or storage.

**Financial Report:** Pat Novi is replacing Janet Delande. We will start working on the new budget after the first of the year.

Respectfully submitted: Vickie VanMeier