

TWIN SHORES BEACH & MARINA, INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 21, 2018

PUBLIC EXPRESSION:

Moment silence for Janice DeLande, Charles Craig, Marilyn Goldstein, Trish Kelly and Barbara Dus

CALL TO ORDER:

The meeting was called to order by John Brewer at 9:10 A.M.

ROLL CALL: Cathy Enneper

A quorum was established, with John Brewer, Jim Boltz present. Cathy Enneper, Peter Ross on phone. Shane Raniere representing Progressive Community Management (PCM) present. ABSENT: Ken Crosthwait, Don Lane, Barbara Ann Manning

CONFIRMATION OF PROPER MEETING NOTICE:

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

READING OF MINUTES: Cathy Enneper, Secretary

A motion was made to waive the reading of minutes by Jim Boltz and 2nd by Peter Ross. The motion passed unanimously.

TREASURER'S REPORT: Barbara Ann Manning **See Attached**

CORRESPONDENCE REPORT: Cathy Enneper

Letter read from Myra Hegmann informing everyone the Executor of Barbara Dus Estate and Lawyer will dispose of her belongings left in Unit #87. No one is to enter the house to "see/take her possessions. Received Emails concerning the deaths of Janet DeLande, Charles Craig, Trish Kelly and Barbara Dus.

MAINTENANCE REPORT: Jim Boltz

Big thanks to Ron Horn and Mike Bergin who did clean up duty in the bay and all who helped on beach area clean up. We have a company trimming the Palm trees with a cherry picker. Thank you, Bob Martin for removal of red lights (turtle season). Bay Harbor mentioned some of our residents are using Bay Harbor dumpsters instead of Twin Shores. **Please be aware you will be fined \$100.00 if caught. See Attached**

PCM REPORT: Shane Raniere- Reported on routine matters.

COMMITTEE REPORTS:

FINANCE: Victoria Craig- **See Attached**

Marina: Victoria Craig- **See Attached**

Parking: Donnie Lane-No Report

OMNIBUS: Penny Koerner- No report

INSURANCE: Bill Tow -**See Attached**

INFRASTRUCTURE: Phil Wyss/John Balerna –**See Attached**

SOCIAL: Barbara Bruce-**See Attached**

STORAGE: Nancy Martin- **See Attached**

BEAUTIFICATION: Nancy Martin-Would like to purchase large pots for foliage on south side. Thanks to Paul Cornuke the new landscaping as you turn into Twin Shores complements the front of our development.

POOL: John Brewer –Pool is coming along. *See updates on web site.*

FINES: Linda Huber-No Report

OLD BUSINESS:

1. Violation letters to units #09,#32,#53,#81#106#110.. Letters will be resent registered due to no response. May be a possibility of fines (review after meeting).
2. Kayak: Storage rack and floating dock looking @ other options. Expense of \$5000.00 (storage rack not included) raised amount to \$6,000.00. Motion by Jim Boltz, 2nd by Cathy Enneper to pay the \$6,000.00 amount was approved unanimously.
3. Linda Huber on #110 lease. Emailed owner Twin Shores will not approve renewal of lease, no response, Shane will send registered letter and include fine information (send letter before lease is up Dec.18, 2018).
4. Out Building Results: Out building survey and results were previously presented to the Board. No further action taken.
5. Rental storage units: Recommend a priority list for future rentals as follows.
1st Villas, 2nd North side units, 3rd Southside units with no outside storage and 4th South side with outside storage units.
6. Legal Opinion: Storage rental privileges do not transfer to shareholder's renters.
Estoppel Letter and legal opinion still in process

NEW BUSINESS:

1. Rental & Sales: Linda read units sold, rented and work to be done by shareholders. Motion: John Brewer 2nd: approved unanimously. (See attached)
2. Long Boat Key change in requirement for permits, conformity, density and unit replacement. All are welcome to attend meeting, check with John for date/time.
3. Boom & Thrust: Will check with Mr. Poppy on are expectations from each tool. Working on improvements to system.
4. Budgeting for Reserves to be reviewed with Shane/Jennifer of PCM.
5. Parking of oversized trucks issue will be tabled until January 2019 meeting. The Board will look to grandfather current owners should changes be made.
6. Sprinkling system on North Side-not completed.
7. Pets in Park there will be no change in the rules. Tabled to a future Board Meeting.
8. First time buyer 2yr moratorium on renting of unit. Tabled until January 2019 meeting.
9. New Fines Committee-Linda Huber, Vicki Craig, Ron Horn, Jack Restuccia and Mike Bergin.
10. Unit #97-Following rule under 30days for wife and child. Wife is on deed and allowed to be here. Any child from union is allowed. Discussion was had letter on file regarding this matter. Will review.
11. 5year plan-new committee established - Mandy Brewer, Barbra Bruce, Cathy Enneper, Susan Horn and Peter Ross. Will review and revise the 5 yr. plan.
12. Sherwin Williams-5302 Cortez Rd .W. Bradenton, FL.34210 will give a discount to Twin Shore owners.

FOR THE GOOD AND WELFARE:

1. Eye sore unit #53 needs upkeep. Owner is looking into replacing unit.
2. Does the Board have the right to demand a replacement of a unit?
3. New stickers for recycling bins. City also has information on recycling.

4. Are we still doing meet and greets for new occupants?

ADJOURNMENT: Motion Jim Boltz, 2nd John Brewer 11:10AM

.