

TWIN SHORES BEACH AND MARINA, INC.

MONTHLY TREASURER'S REPORT

(Annual shareholder's meeting March 23, 2018)

MARCH 20, 2019

Operating Account-----\$ 47,270.69

Money Market-----\$ 159,310.97

Villa Reserves-----\$ 34,479.05

Petty Cash_____ \$ 371.61

Total-----\$ 241,431.82

From the most current accounting, 15 March, 2019 there is currently \$7455.06 in arrears from 6 shareholders. There are prepaids of \$15,038.94 from 22 shareholders. A reminder that a late fee of \$25.00 will be incurred plus a \$10 administration fee on any late dues received after the 10th of the month. Shareholders are encouraged to use automatic debit or bill pay to avoid extra fees. Rentals are not approved if shareholder fees are in arrears.

Board approval is required for any expense over \$1,000 before ordering unless an immediate emergency. It is necessary that there be at least two bids on any item exceeding 5% of the annual budget.

The Finance committee has worked hard to arrive at a good working budget that will help solidify the future financial health of Twin Shores.

Respectively submitted, Barbara Ann Manning, Treasurer, Twin Shores Beach and Marina

Social Committee Treasure Report March 2019, Annual Meeting

I reported on the last social committee treasurers report that we were going to give \$1500.00 towards the pool furniture. The executive committee okayed another \$500.00 since Barbara Bruce did such a good job on the Penny sale.

The month of March:

\$300.00 was paid for 3 large metal shelves for #78 storage.

\$193.75 was paid for a stage that can be taken apart and stored.

Elvis party made \$158.00 on 50/50

3/9/19 coffee made \$113.75 with 50/50

St. Patrick's party made \$68.00 on dinner and \$345.00 on baskets and 50/50.

Balance as of 3/18/19 is \$3,017.59

Respectfully Submitted. Vickie VanMeier, Treasurer

Dock Master Report March 2019

All boat leases have been sent out. We have slips 7,8,12,17,18,19 left to rent. The sign by the office will have a notice that boat slips are available. Mandy will pass information onto me from office inquiries Kayak launch is in place. Volunteers offered to look into or build a Kayak rack. Lease to use rack will be \$100.00 per season and all kayaks have to be removed when you vacate the park.

Bill Barnwell offered to be the dock master and if he wants, I will continue to do the paperwork and take calls for slip inquirers.

Respectfully Submitted, Vickie VanMeier

Finance Committee March 2019

Budget is complete thanks to our fine committee and is in your packet for the annual meeting. Remember to vote for the reserves. If we don't get a quorum on the \$45.00 a quarter, the \$47.00 a MONTH will be the default.

Respectfully Submitted, Vickie VanMeier finance chairperson.

Board Approval – Rental & Sales

Rental

Already Approved

1. #26 Magdic/Egler to Richard & Shirley Sheldon Feb. 23, 2019 – April 23, 2019
2. #42 Collier to Howard & Janet Thompson Nov. 1, 2019 – May 3, 2020
3. #65 Viera Sun LLC (Clark) to Brenda Edwards & Cheryl Slagle March 1, 2019 – April 30, 2019
4. #123 Cornuke to John & Florence Winter Jan. 1, 2020 – Feb. 28, 2020

Loans:

1. # 39 Koerner to B. J. & Kim Estares April 26 – May 5 2019
2. #54 Reisterer to Bob & Nancy Martin March 28 – April 6

Sales:

Already Approved

1. #26 Estate of Frank Magdic to Linda Huber
Interview – 2/27/19 Approved
2. #40 Shelrios LLC to Richard Amaral
Interview – 2/22/19 Approved

Transfer:

Work to be done by Shareholder:

Already Approved

1. #69 Boyington
Requests permission to remodel west side porch area. I will be removing dying shrubbery and screening in the tiled portion of the porch.
Approved. Feb. 20, 2019

The Fines Committee met Tues, Feb. 19, 2019 at 10:00 in the Clubhouse .

Present were: Kaye Brininger, Vickie Craig, Penny Koerner, Bob Martin and Linda Huber, Chair.

The purpose was to hear arguments against the levying of fines against Bill Baird, owner of #110.

The fines were: \$100 per day up to a maximum of \$1000 for each of the following:

1. Ignoring the expiration of the lease and notice not to renew
2. Failure to remove the tenant
3. Holdover of an underage occupant
4. Tenancy without Board approval
5. Lack of two (2) month rental agreement

Present to represent the owner were: Matthew Landsman, property manager and Chad Gates, attorney.

After listening to reasons against levying the fines, the Committee discussed each of the proposed fines.

The decision was to:

Confirm the \$1000 fine for #1 Ignoring the expiration of the lease and notice not to renew.

Deny the fines for #2-#5 due to mitigating circumstances.

Linda Huber, Chair

Annual Infrastructure committee report 2019

From: Philip Wyss (pwyssp@gmail.com)

To: cathyenne@yahoo.com; sraniere@pcmfla.com

Date: Thursday, March 21, 2019, 10:15 PM EDT

1. Repairs where made to the roof structure on unit 78 (storage shed), and new rolled roofing was installed. Special thanks to Tom Lopes, Jack Restuccia, Jack Brininger, and Don McKay who worked on the project.
2. 2 storm water pumps were replaced.
3. All of the storm water pits where drained and cleaned of all debris.
4. Stone was placed around the pool landscape and guest parking. Thanks to Tom Lopes and Don McKay.
5. A company was hired to locate our underground water lines. We are waiting on a copy of the report. Our goal is to locate and terminate all of the old galvanized water lines.
6. 2 Electrical repairs where needed in 2 locations, which involved replacing the meter boxes, mast, and some disconnect boxes.
7. We inspected all of the Electric meter boxes and mast for needed repairs.

(mostly missing mast straps, hole and cracks on top of the meter boxes.

New straps where installed and cracks and holes repaired. Thanks to Tom Lopes for doing the repairs.

These are temporary repairs and hopefully will get us by until the new underground electrical is installed by FPL.

Thanks to all of our committee members for their time,hard work,input, and commitment to making our community a better place to live.

They are John Balerna, Tom Lopes, Jack Restuccia, Gary Bruce , Jack Brininger, Ken Crosthwait, and Phil Wyss.

I also wish to acknowledge the Board and Committee members who are permanent residents who take it upon themselves to keep our community in good shape

March 20, 2019

Pool Report

Received LBK approval on March 11, 2019 and now waiting on Health Dept approval.

Pool party March 9, 2019 – Barbecue chicken, baked beans etc., thanks to all who helped setting up, moving tables and chairs, Donnie did food prep on our new grill...a great party!

March 19, 2019, Pool Committee meeting to consider smoking at the pool
Present were Donnie Lane, Ron Horn, John Brewer

Julian Rios, Barbara Ann Manning, Barbara Bruce and Joan Fulchino were unable to attend due to personal commitments but expressed their concerns, either by phone, email, or in person, against the issue.

The Pool committee was not in favor of smoking at the pool and recommends the board adopt the rule.

John Brewer

Social Committee Meeting Minutes

March 19, 2019

Awesome attendance and input!

Everyone is encouraged to participate in the overall Social Committee by attending meetings. The attendees of the Social Committee Meeting voted an Executive Committee in.

The Executive Committee is as follows:

Chair: Karen Kroll

Co-Chair (summer): Susan Roeder

Secretary: Linda Huber

Treasurer: Vickie Van Meier

Procedural Chair: Kim Barnwell

This committee is the voting body.

The Procedural Chair will be calling an April Meeting to go over/amend policy, procedures and guidelines including term limits, holiday meal cost, and private events, etc.

A social committee meeting will be held every second Saturday of the month at 10:00 am following a Coffee.

A decision was made that the social account will cover the expense each year for the welcome coffee and the volunteer appreciation lunch.

A "Welcome to Twin Shores" committee will have a free coffee orientation for renters and owners each January. The committee will make sure all renters know they are welcome and encouraged to participate in upcoming events. The Committee will make sure those not attending the coffee or coming in later are welcomed, included and given not only park rules but social information as well.

Coffee: Joan and Ann

Packets: Marilyn and Jeanette

Miscellaneous appointments/volunteers:

Kitchen (sorting, labeling, maintaining) Ann

Supplies - Vickie

Dining area clean - up Marlene/Kenny

Each event will have it's own pre and post committee

Next Social meeting April 13th following Coffee