

Twin Shores Beach and Marina, Inc.
Treasurer's Report
November 20, 2019

Operating Account	\$117,265
Money Market	\$160,609
Reserve Money Market	\$ 51,138
Petty Cash	\$ 371
Prepays (31 shareholders)	<u>\$ 13,202</u>
Total Cash on Hand	\$342,585

Past Due HOA fees, Late Fees and Administrative Fees from 11 shareholders in the amount of \$3,209.

HOA Dues	\$2,546
Gas/Hot Water	\$ 118
S Villas	\$ 400
Late Fees	\$ 75
Admin Fees	\$ 70

Of this amount, \$2,484 is over 31 days, \$50 is over 61 days and \$665 is over 91 days.

Sue Griswold
11/20/2019

Peter Ross

Sorry that I can't be with you today as I am at work. I'd like to mention three things for your consideration.

1. As some of you know, I often rake up ocean debris and litter off of our beach. I often find garbage on the beach that could have easily been put into the trash can at the Tiki Hut. I'm guessing that most of this trash comes from visitors. Please provide gentle reminders that there is a trash can at the Tiki Hut when you spot people littering on the beach.
2. Please provide gentle reminders to folks ^{that} leave beach chair on the beach ^{up}en leaving. I will be posting signs as helpful reminders about this soon.
3. I've recently picked up sharp metal objects and screws on our streets that can easily puncture residents' tires. Please take special care when throwing construction trash away so that screws don't fall out on your way to the trash bins.

*Thanks,
Peter Ross

*received by email at 1:06PM Nov. 19, 2019

Rental

Already Approved

1. #1 Richard to Al & Dotty Van Iten Jan. 1, 2020 – Dec. 31, 2020
2. #5 Kremer to Ken Champagne April 1, 2020 – May 31, 2020
3. #7 Boley/Smentowski to Gary & Alice Veenman Jan. 1, 2020 – Feb. 28, 2020
4. #7 Boley /Smentowski to George & Patricia Carpenter March 1, 2020 – April 30, 2020
5. #25 Atkinson to Jim Seaton May 1, 2019 – Dec. 1, 2019
6. #25 Atkinson to John & Edith Dockrey Jan. 1, 2020 – March 31, 2020
7. #26 Huber to Richard & Shirley Sheldon Jan. 1, 2020 – Feb. 28, 2020
8. #28 Delande to Michael Casale Jan. 1, 2020 – May 8, 2020
9. #32 Kellow to Enrique Vela & Ute Marquez July 1, 2019 – June 30, 2020
10. #65 Clark to Diane McLaughlin May 1, 2019 – Dec. 31, 2019
11. #65 Wright to Shirley Stacy Dec. 1, 20019 – March 31, 2020
12. #74 Fulchino to James Vaughn & Marsha Powell Sept. 1, 2019 – Sept. 30, 2019
13. #74 Fulchino to Phyllis Silke & Donald Trudeau Oct. 18, 2019 – Nov. 17, 2019
14. #79 Richard to Walter & Margaret Nixon, Jr. Jan. 1, 2020 – March 31, 2020
15. #87 Hegmann to Richard & Laura Stinnette Dec. 1, 2019 – Jan. 30, 2020
16. #89 Seitz to Diane McLaughlin Sept. 1, 2019 – Aug. 31, 2020
17. #94 Durkin to Jack Bush Jan. 1, 2020 – April 30, 2020
18. #95 Champagne to Robert & Judy Bell Nov. 30, 2019 – May 31, 2020
19. #104 Gustafson to Robert & De Anne White March 5, 2019 – March 5, 2020
20. #106 Willers to Lawrence & Mary Ferry Jan. 1, 2020 – March 31, 2020
21. #120 Horton to Joan Walker & Keith Pedder Jan. 1, 2020 – March 31, 2020
22. #121 Clark to Bruce & Martina Herries Nov. 1, 2019 – Nov. 30, 2019
23. #121 Clark to John & Jeannette Copher Jan. 1, 2020 – March 31, 2020
24. #123 Cornuke to Brian Wentz Sept. 19, 2019 – Nov. 30, 2019

Loans:

1. #11 Secor to #19 Lopes to house family members 7/8/19 – 7/13/19
2. #26 Huber to #19 Lopes to house family members 7/1/19 – 7/10/19
3. #79 Richard to their son, Jake and possibly a friend 5/4/19 – 5/5/19
4. #85 Nureev to his brother & family 7/2/19 – 7/8/19
5. #122 Cornuke to friends, Marilyn Chambon & Lorraine Danzo 5/1/19 – 5/11/19
6. #122 Cornuke to friends Mike & Leesa Worley June 4, 2019 – June 13, 2019
7. #122 Cornuke to friends Oct. 9, 2019 – Oct. 13, 2019
8. #123 Cornuke to Brian Wentz - dates to be determined; extended dates approved by Board

Sales:

Already Approved

1. #15 Hammar to John Langwig
Interview 10/23/19
2. #21 Ross to Johnathan Roskopf and Julius & Elizabeth Fingerle
Interview 10/5/19
3. #57 Skora to Donald & Linda McKay
Interview 4/18/19
4. #65 Clark to Arthur & Nancy Wright
Interview 5/27/19

Transfer:

Work to be done by Shareholder:

Already Approved

1. #19 Tom & Corliss Lopes
Request permission to paint their porch a medium gray.
Approved 5/4/19
2. #20 Eduardo F. Lopez Garcia
Requests permission to do the following
Outdoor Bathroom – minor plumbing repair in the shower, install a new toilet & sink
Exterior of Unit – paint exterior white, install 5 new windows, paint railings turquoise
Approved 5/6/19
3. #22 Martin
Requests permission to install an outside antenna on the south side of their unit. It will be similar to others installed on various units in the park.
Approved 11/16/19
4. #29 Huber
Requests permission to install an aluminum clam shell type awning across the front of her unit. The awning will be 22ft. long and project 40 inches. It will be white with gray stripes. The work will be done by Mobile Home Depot.
Approved 10/31/19
5. #50 Van Meier
Requests permission to install a 7 X 7 storage shed in her parking space in front of her car.
Approved 8/24/19
6. #65 Clark
Requests permission to reroof the main part of the unit. The roof on the addition was recoated in the spring due to a leak.
Approved 6/8/19

7. #65 Wright
Requests permission to install the condenser for the mini split air conditioner (Mr. Cool Advantage 3rd Generation Model #A-18-HP-230B) on the south side of the unit where the lattice begins.
Approved 9/20/19
8. #82 Peter Ross
Requests permission to replace a window in the unit sometime in July. The work will take approximately 2 hours.
Approved 5/7/19
9. #87 Hegmann
Requests permission to install a Craftsman storage shed on an existing concrete slab behind the carport and adjacent to the law of the laundry area. The shed will be secured to the slab with lag bolts and will also be attached to the wall of the laundry area. It will be painted the same color as the laundry area wall. Email attachments to the request showed the dimensions and composition of the shed and the placement of the shed in relation to the carport and laundry area.
Approved: 7/14/19
10. #97 Moses
Requests permission to remove the outbuilding on the lot in preparation to putting in a new unit.
Approved 9/25/19 with the following conditions: - the new unit is approved by the City; it does not affect the existing parking space; the company used caps the drains & water/gas lines.
11. #97 Moses
Requests permission to install a new unit on the lot.
Approved 10/5/19
12. #122/123 Cornuke
Requests permission to paint the brick portion of the duplex a darker gray (Software 235-CS by Sherwin Williams) and paint the metal roof white. The trim will remain white and the vinyl siding will be cleaned.
Approved: Aug. 17, 2019