

Twin Shores Beach and Marina, Inc.
Treasurer's Report
January 15, 2020

Operating Account (less prepaids)	\$125,950.08
Money Market	\$160,877.71
Reserve Money Market	\$ 52,218.56
Petty Cash	\$ 371.81
Prepaids (25 shareholders)	<u>\$ 9,430.54</u>
Total Cash on Hand	\$348,848.70

Past Due HOA fees, Late Fees and Administrative Fees from 14 shareholders in the amount of \$4,276.20

HOA Dues	\$3,566.20
Gas/Hot Water	\$ 190
S Villas	\$ 480
NSF Charge	\$ 75
Admin Fees	\$ 15

Of this amount, \$4,266.20 is currently due, \$0 is over 31 days, \$10 is over 61 days and \$0 is over 91 days.

Sue Griswold
1/15/2020

Dock master Report

As of January 15, 2020

1. Boat Slip Rentals: As of this date 14 of the 19 slips are rented through 3/31/20. Only two slips are rented to non-owners or renters of Twin Shores.
2. We continue to be plagued with seaweed that floats in with the tides. The Board should consider installing flotation blowers in the Marina similar to those installed on the Marina in Gulf Shores.
3. Kayak Slip/Storage: All of the 12 storage spaces on the Kayak Rack are rented. As a reminder all Kayak's must be secured on the rack and the owners name must be on the Kayak. The Kayak launch seems to be working well.
4. Maintenance issues: Tom Lopes repaired a hose rack on slip 11 and a water valve on slip 13.

Respectfully submitted;

Bill Barnwell
Dockmaster

Social Committee Meeting Minutes
Jan 11th, 2020

Everyone is encouraged to participate in the overall Social Committee by attending meetings.

The Elected Committee is as follows:

Chair: Karen Kroll

Co-Chair (summer): Barbara Ann Manning

Secretary: Susan Roeder

Treasurer: Linda Huber

Procedural Chair: Kim Barnwell

Renter Liaison: Linda Sellinger

This committee is the voting body.

Our Event calendar is a “living document” and changes are made and updates added. Make sure you check the calendar to stay updated.

Items discussed at the meeting included:

Sound System for Clubhouse – Requirement document has been submitted during the workshop for follow up and general board meeting. Bids will be pursued and briefed in following meetings. A committee is selected to go over bids and put together a final recommendation. Ron Horn

Library Shelves – Cabinets that will go beside the fireplace for holding the books/library will be purchased when on sale. Linda Huber

Twin Shores Bicycles – Update on the bikes - Tom Lopes was absent. However, he will provide an update when he returns.

Coffee Outlets - the outlets in clubhouse used for coffee is on the list for the Board meeting on Wednesday. A date will be given to Cathy soon. POC Cathy E.

Kitchen Organization – The kitchen looks great and the large cabinet has been cleaned and organized, please keep it that way. Update by Barbara/Donnie

AED – Fire Department will come to the clubhouse and teach a class on the use of the AED. Linda Huber is working to schedule the class. John wanted to remind everyone that the Hegmans donated the AED. Please say thanks when you get a chance. This is a very nice gift for the community.

Penny Sale Update – Karen/Barbara - January 18th. A week from today is the Penny Sale. The event begins at 5:00. BYOB, tickets are in envelope for \$1.00 each. You must have your free tickets to attend. The limitation is dictated by the available seating. You can pick up envelopes with tickets beginning Friday. Bring heavy horderves for 12-15 people. This is a big event with a great response.

All donated items need to be given to Karen K. or Barbara by Friday (17th). Please bring your items cleaned and ready for display. If you bring a donation and do not see it at the Penny Sale, it will later be put out for free at the end.

A service that can be donated as a raffle or auction such as a boat ride, dinner in your home, etc., would be greatly appreciated.

All the proceeds go to the social committee.

International Night – Joan/Anne/Linda/Susan/Karen - January 25th – Taste of the world. Each station will have food from that country.

Super bowl – Party is Feb 2nd. Donnie

Garage Sale – Feb 6/7 Karen/Carla

Tables cost \$5.00 large tables and \$2.00 for small tables. Keep big items that are moneymakers for the garage sale, you keep the money you make after paying for tables.

John mentioned a class for folks that would like to run for the board is being offered at the Goldtree Park from 8-1.

See John Brewer for more details.

Games/Cards are posted with times and particular games on the sign in table.

The treasure report is attached. Linda Huber, treasurer reported a balance of \$3105.20 in the social committee

fund.

Upcoming events 4 flyers out at a time – make sure you also post additional sheet with flyer for sign up on the doors /bulletin board.

WHAT'S NEXT?

Jan 18ⁿ – Penny Sale (Barb/Karen/Penny)

Jan 25ⁿ – International Night/ PLS join a team

Leads: (Joan – Italian)/ (Susan – Mexican)/ (Anne – Greek)/

(Karen – German/Polish)/(Linda S – Ireland /Scotland)

Feb 02nd - Super bowl Party (Donnic)

Feb 6/7 – Garage Sale (Karen/Carla)

Feb 8ⁿ – Coffee and social meeting (Barbara Ann/John/Mandy)

Feb 21ⁿ - Elvis (Carla)

Feb 25ⁿ – Mardi Gras (Kaye/Joan/Dottie)

A social committee meeting will be held every second Saturday of the month following the Coffee.

Next Coffee/Social meeting February 08th

Respectfully,
Susan Roeder
Secretary

John

STORAGE REPORT

January 15, 2020

The Storage area agreement for 2020 will be mailed to all current people who have storage lockers on or before March 1st, 2020. If anyone does not respond by April 1st, 2020 their locker will be assigned to people on the waiting list in order of their request. There are 3 people on the waiting list. The agreement will be reviewed and all rules on the list will be enforced. There are a total of 28 spaces currently being used . Caged storage units vary in price based on size of unit.

Mandy Brewer, Storage Representative..

Thanks go to Nancy Martin for prior years of handling and overseeing the expansion of many new storage units.

Rental

Already Approved

1. #68 Kantor to Lisa Gilbert Nov. 1, 2019 – Oct. 31, 2020
2. #5A Rotman to Richard & Paula Rohder Jan. 1, 2020 – March 31, 2020
3. #123 Cornuke to Don Flint & William Collins March 1, 2020 – April 30, 2020

Loans:

#122 Cornuke to their daughter Heather Boley and her husband Dec. 22 – 29. Her grandsons will be staying Dec. 24, 2019.

Sales:

Already Approved

1. #1 Richard to Luis & Hilda Franco
Interview was held Dec. 2, 2019 - Approved
2. #53 Thorp to Oldays Diaz & Yinet Medina
Interview was held Nov. 29, 2019 - Approved

Transfer:

Work to be done by Shareholder:

Already Approved

1. #92 Diaz/Medina
Request permission to do the following to renovate #53:
 - a. Paint the exterior light blue
 - b. Install all new vinyl windows and 2 exterior doors on the North side
 - c. Install new vinyl siding and windows on the porch area
 - d. Trim, door & shutters will be white
 - e. Remove the plant in the front of the unit to make room for a nice entrance
 - f. Remodel the interior of the outside showerIn addition all electric work will be checked by DC Electric and all construction debris will be hauled away.

Approved Dec. 11, 2019

January 15,2020

Infrastructure / Maintenance

1. Clubhouse problems with erosion/settling. Phase 1- and Phase 2 work- after season.
2. Stairwell/Deck- Twin Shores owned unit replace both Unit #51.
3. Lights for Turtles- still need to install light for #60 Unit
4. Replaced AC unit in office.
5. Sump Pump- #79 added another pump. 9 Total sump pumps this has improved water removal on streets and flooding.
6. Maintenance replaced hose- hose holders & looks for leaks.
7. Workshop- will reface front of maintenance building in stages-getting estimates.
8. JV Landscaping- Trees were trimmed. Contract renewal- JV wants a 2yr.contract.
9. Fence in front of Clubhouse-extend or other method to stop trucks hitting gutters.
10. Installed sign at top of street- No Exit. Thanks, Ron Horn for donation
11. Pool bathroom-added rubber mats and up front back of office hose mat replaced.
12. Gulf Carts- battery cart needed breaks fixed. Gas cart needed fuel pump
13. Interview process new owners-Infrastructure wants to attend meeting.
14. Out Buildings- water heaters-upkeep TS responsibility we are replacing copper pipes with PVC pipes as needed.
15. Land between units are not common area. If you need or want stone or shells replaced this is your responsibility.
16. Rules & Regs- #5 D- Any type of construction or maintenance of a Unit, which is observable in whole or in part from the outside of the Unit or which involves a change in the size or appearance of the Unit, and including any project that involves outbuildings, electrical work, masonry, air conditioners or fences, must be approved in advance by the Board. All applications to the Board for the approval ;of work to be done must be in writing and , if requested by the Board, will be accompanied by a simple sketch or the intended project.

BEAUTIFICATON COMMITTEE

Nancy Martin

January 15,2020

Beautification we will be purchasing flowers for the office area and pots to this week and next. If anyone has any ideas, let us know.

Thanks,
Nancy Martin