

**TWIN SHORES BEACH & MARINA, INC.**  
**BOARD OF DIRECTORS MEETING**  
**NOVEMBER 18, 2020**  
**9:00 am**

**Pledge to the Flag**

**Moment of Silence – David Seitz #89/90**

**Public Expression Regarding Agenda Items: None**

**Call to Order: 9:00 a.m. by John Brewer, President**

**ROLL CALL Present: John Brewer, Don Lane, Sue Griswold, Tom Lopes, Richard Hegmann**

**Absent: Cathy Enneper & Rick Amaral**

**Reading of Minutes Don Lane moved to waive the reading of the April Board minutes. Tom Lopes seconded and the motion passed unanimously.**

**Treasurer's Report Sue Griswold (Attached)**

**Correspondence: None**

**Maintenance Report: Tom Lopes (Attached)**

**Progressive Community Management Co. Shane Raniere**

**This has been a crazy year. Every Board is different and every property has different needs. He kept in communication with John Brewer and gives Kudos for his leadership.**

**President's Report: John Brewer**

**Committee Reports**

**Financial: Vickie Van Meier**

**We will begin meeting in January on next year's budget.**

**Marina: Bill Barnwell/Ron Horn (Attached)**

**Infrastructure: John Balerna (Attached)**

**Omnibus: Penny Koerner - No Report**

**Fines: Ron Horn - No Report**

**Parking: Don Lane (Attached)**

**Discussion regarding #72: Notified that it would be towed off the park property if it was not licensed & registered by Nov. 16, 2020.**

**Sue Griswold moved and Richard Hegmann seconded that a certified letter be sent stating that a fine of \$100 per day not to exceed \$1,000 go into effect 10 days from the date of the letter. The motion passed unanimously.**

**It was suggested that we get a towing company such as Scotty's Towing to remove the car.**

**Insurance: Bill Tow**

**Looking into Coverage under Flood insurance. This is the first time we have ever used it.**

**We are getting good service.**

**Beautification: Nancy Martin - No Report**

**Storage: Mandy Brewer**

**There are 29 storage units. All are being used. 5 people on the waiting list.**

Would like to have one or two people volunteer to help with miscellaneous jobs with the storage. Sue Griswold and Vickie Van Meier volunteered.

**Social Committee - Susan Roeder**

Meets every 2<sup>nd</sup>. Sat. of the month following Coffee. Upcoming schedule includes a dinner on Thanksgiving and Decorating for Christmas the Sat. after Thanksgiving.

## **OLD BUSINESS**

### **1. Refacing of the Maintenance Building:**

Sue Griswold moved and Don Lane seconded that we accept the \$2,900 bid to redo the front over the garage area. The motion passed unanimously.

### **2. Update – drain #10 & #11:**

A meeting was held with the building inspector. John Brewer contacted Tom Leyne #10, Dick Secor #11 and talked to Gary Bruce about the problem. The drain needs to be changed to match the code. To date nothing has been done. Elite Plumbing will charge \$300 to change the drain.

Sue Griswold moved and Richard Hegmann seconded that a certified letter be sent stating that they have 10 days from the date of the letter to fix the problem or the park will have it done and bill them as well as levy a fine. The motion passed unanimously.

### **3. Update on circulators, flotation devices and PVC pipe.**

Covered in Marina report

### **4. Storage Units – fees based on size.**

New committee will work on it.

### **5. S. Villas – painting & gutters**

Matt Landsman who represents the owner is aware of the problem. The expenses will come out of the Villa Reserves Fund. The Maintenance Committee will oversee the work.

### **6. New Rules & Regs**

Linda Huber reported that a committee consisting of Linda Huber, chair, Mandy Brewer, Cathy Enneper, Vickie Van Meier and Elaine Rufener updated the Rules & Regulations. A copy was posted on our web site. Other copies were posted in the Office and at #29 for those Shareholders living in the park to sign out. All Shareholders were notified that the new proposed Rules & Regs was available for them to look at and make comments, etc. There were no comments made, either pro or con. The Board will vote on whether to accept the proposed Rules & Regs later in the meeting.

### **7. Renter's Contact info**

John Brewer stated that the address, phone no. and email address of each renter should be available in case of an emergency, etc.

It was pointed out that all of that information is available on the application form. After the application is approved by the Board at a meeting, it is then put into the file of the shareholder who rented out the unit.

**8. Estoppel letters w/o Board approval**

Shane reported that it is a Florida regulation that estoppel letters must be sent out within 10 days of the request. In some cases the Board may not have approved the sale yet.

**9. Electrical Service**

John Brewer reported that Herb Dolan has inspected the wiring in the clubhouse and made whatever changes were necessary.

**NEW BUSINESS**

1. Board Approval-rental, sales and loans; Work to be done by Shareholder Linda Huber – Attached Sue Griswold moved and Don Lane seconded to accept the rental, sales, loans and work to be done By shareholder report . Motion passed unanimously.

**2. Website use – John Brewer**

Shareholders are encouraged to use our website for rental and purchase applications, list of activities and other information relating to Twin Shores. Steve Enneper keeps information up to date.

**3. Parking - Don Lane**

#41 Mahar/Calvi The parking rules state that if a unit has a carport, that is the designated parking Place.

#54 Reisterer – If a new unit is being put in, it must follow the footprint of the existing unit. If there is room for a parking place on site, it can be established.

**#56 Kelley – Resolved**

Owners will be notified of the decision.

**4. Eliminating parking space next to unit to increase living space.**

This will not be allowed as it is contrary to the Rules.

**5. Phase-In of S. Villas (Phase 3) - Vickie Van Meier**

Vickie reported that she had met with Bill Korp about this. There is a problem with the last 2 sales of the South Villas – Diane Brandlein to Deborah Rainone and Rainone to Wm. Baird. No conversion report was filed with the state. We can't approve any more sales until this is taken care of. #122 & #123 is Phase 4 and that is OK for now unless he sells half or all of the duplex. Then he will have to file a conversion report.

**6. Vote – New Rules & Regs**

Don Lane moved and Sue Griswold seconded to approve the new Rules & Regulation. The motion passed unanimously.

**For the good and welfare of the community**

It was reported that Gulf Shores has 3 cases of the virus. People were urged to limit contact, wear masks and do social distancing.

**We are in the process of finding out what is covered by our insurance and if we can file a claim with Fema.**

**It was decided to cancel the following activities on the calendar. Thanksgiving Dinner, Christmas Party on Dec. 12 and New Year's Eve. We will still decorate on Dec. 28. Check the postings in the Clubhouse for further information.**

**Adjournment**

**Respectfully submitted,**

**Linda Huber, acting Secretary**

Twin Shores Beach and Marina, Inc.  
Treasurer's Report  
November 18, 2020

Operating Account (less pre-paid)	\$176,422.78
Money Market	\$162,657.81
Reserve Money Market	\$ 74,766.91
Petty Cash	\$ 372.00
Pre-paid (28 Units)	\$ 10,231.80
Total Cash on Hand	\$424,451.30

Past Due HOA fees, Late Fees and Administrative Fees from 16 shareholders in the amount of \$9,930.00

HOA Dues	\$2,031.00
Gas/Hot Water	\$ 286.00
S Villas	\$7,455.00
Late Fees	\$ 118.00
Admin Fees	\$ 40.00

Of this amount, \$6,814.00 is currently due, \$20.00 is over 31 days, \$25.00 is over 61 days and \$3,071.00 is over 91 days.

Sue Griswold  
11/18/2020

November 18, 2020

Board Meeting

President's Report

Marina – New seawall construction going well

Storm – worst in 22 years, my opinion, lots of damage, mostly flooding of units, lift station, clubhouse, sewage backing up into Villas, lost 2 slips

Clubhouse, Villas, Marina, etc. Insurance being handled by Bill Tow

ServPro is handling mediation and reconstruction, North Villa owners must vacate their units.

Clubhouse damage being evaluated by ServPro

Units 10, 11 update on laundry approval by LBK – requires a 2" drain line versus the current 1.5"

Unit 51(Tree House) –new water heater, new trex deck and stairs installed- looks great

Front office – new stairs, deck and rails – many thanks to Jack Brininger, Jack Restuccia

and Tom Lopes – looks great and saved us \$\$\$.

Clubhouse sound system presentation will be held at an upcoming social committee meeting.

Kayak launch was cleaned and supports were added to 42 Dock rails.

I have had two meetings with three LBK Building department officials concerning the new

FEMA regulations concerning the height at which new modular homes must be installed.

All new modular homes must be installed at a height of 7 to 9 foot based on a formula.

The regulation is effective January 2021 and becomes mandatory on January 1, 2023. For various reasons,

some associations and lobbyists are seeking possible exceptions to the rule.

LBK has a mandatory mask ordinance in effect thru March 31. Many of our social functions have been

cancelled. To date, there are three cases of Covid 19 at Gulf Shore.

Please be cautious and consider: social distancing and masks when entering the clubhouse.

Also, all incoming owners, renters and guests should consider self-quarantine.

REMINDERS – clippings from landscaping, etc. need to be bagged and left on the street for JV Landscape pick up.

PLEASE ADHERE TO RECYCLING RULES...

ONLY: Plastic bottles, glass, small or cutup cardboard, newspapers, magazines, aluminum cans and tin cans

ABSOLUTE NO-NO: Styrofoam, egg cartons, mailing envelopes, bubble wrap, tissue paper, junk mail, wrapping

paper, bows, plastic bags of any kind, cardboard boxes with plastic windows, plastic take-out containers,

light bulbs and no broken glass.

ALUMINUM CANS: Only in the recycles bins or the adjacent plastic garbage can.

Thank you and Best Wishes to all

John Brewer

**Dockmaster report for November 18, 2020**

**As of today all but 4 slips are leased. See attached list of slips assigned. Note: slip #2 is leased to Merrick Garland but was left off this document.**

**During the recent Tropical Storm ETA, three finger piers were either destroyed or severely damaged. Cleanup and repairs have yet to be accomplished.**

**Ron Horn, assistant Dock-master has researched a plan to replace the piers with a floating system. A presentation to the Board is in the works.**

**Also, with the undergoing construction of the sea wall AND with the COVID-19 situation I do not plan on leasing any new slips to non-residents of Twin Shores.**

**A leasee of slip #3 has been advised to vacate the slip by Dec. 17<sup>th</sup> due to failure to maintain his vessel after repeated warnings.**

**A lease also had to be temporarily berthed in another slip due to being unable to return to their slip due to the arrival of the floating barge working on the sea wall.**

**The purchase of the floating blowers is on hold for now due to the recent damage to the piers AND to problems I have had obtaining a commercial account with West Marina. An application has been submitted but I have not received approval back.**

**Kayaks slips remain full for this Fiscal Year. No damage occurred to the Kayak storage during the recent storm.**

**Respectfully submitted,**

**Bill Barnwell**

**Dock master**

NEW

Boat Slips

NAME

UNIT

Date

1

Horn

2

102

03/07/2020

3

Seton

4

Mellon

95

5/1/2020

5

Pratt

98

3/2/2020

6

Secor

NR

7/7/2020

7

Cathy Carter

11

3/13/2020

53

1/15/2020

8

9

Champagne

95

3/10/2020

~~10~~

Restricted

11

12

Clark

NR

6/29/2020

13

Clark

121

4/15/2020

14

Bullock

NR

3/25/2020

15

Media, Diaz

92

3/22/2020

16

Garcia

20

3/22/2020

17

Cornuke

122

11/1/2020

18

Sykes

NR

7/1/2020

19

~~20~~

Restricted

9/30/2020

NR- Non resident



# Infrastructure 2020 *& Maintenance*

Biggest project obviously marina wall

Many meetings with various contractors/John/ Balerna/ johnbrewer/Paul Cornuke job in progress now.

John brewer had meetings for sound system at clubhouse

Had trees trimmed again this year

John brewer hired a man to install 4x4 post to assist in supporting the rails on boat slips

Owner of south villa's redid the road in front of villas with pavers

Capped of an old water well in storage room behind pool  
Removed old stairs at unit51 rental unit and replaced with new stairs also installed new a/c unit at same location

Cut grates over pumps making it easier to remove them

Removed flapper at marina wall and cleaned off barnacles then replaced.

John brewer had all new batteries installed in clubcab golf cart

Also many other things that others like bill tow have been involved in this past summer.

## Parking Report

#72 was given notice that their car needed to be licensed and registered by Monday Nov. 16<sup>th</sup> or it would be towed off park property. I am in the process of finding a towing company to come tow it.

#41 will be notified that their permanent parking spot will be their carport and not on the street.

Several parking spots on the south side of the clubhouse have been reassigned.

We are still having problems with some guest not signing in, Please inform your overnight guest to sign the book and display parking permit on dash.

Submitted by

Donnie Lane

Rental

Already Approved

1. #1 Franco to Al & Dottie Van Iten Jan. 1, 2021 – March 31, 2021
2. #5A Estate of Marilyn Goldstein to Jack Bush Jan. 1, 2021 – April 30, 2021
3. #26 Huber to Frederick & Priscilla Tirabassi Jan. 1, 2021 – Feb. 28, 2021
4. #32 Kellow to Ute Marquez & Enrique Vela July 1, 2020 – June 31, 2021
5. #40 Amaral to Steve & Cathy Enneper Jan. 1, 2021 – May 31, 2021
6. #73 Bender to Patricia Terry & Ton van Wijk July 1, 2020 – July 1, 2021
7. #83 Horn/Roeder to John & Linda Sellinger Sept. 1, 2020 – Aug. 31, 2021
8. #89 Seitz to Steven & Deborah Scherr Dec. 1, 2020 – Dec. 1, 2021
9. #95 Champagne to Keith Pedder Jan. 1, 2021 – March 31, 2021
10. #104 Bokesch/Gustafson to Jill Zachariasse Oct. 1, 2020 – Oct. 1, 2021
11. #121 Clark to James Clabaugh Aug. 12, 2020 – Nov. 12, 2020
12. #123 Cornuke to John & Florence Winter Jan. 1, 2021 – Feb. 28, 2021

Loans:

1. #3 Ogburn to nephew Todd Yocum and wife Chandra June 20 – 29, 2020
2. #5 Kremer to son Brian DeKeyzer and family June 3 – 20
3. #5 Kremer/ Muller to son Greg Muller, his wife and 4 small children July 3 – 12, 2020
4. #11 Secor to son Scott and family June 7 – 17, 2020
5. #11 Secor to Tony Traska and family June 21 – 28, 2020
6. #19 Lopes to sister – in – law and husband Aug. 3-9, 2020
7. #26 Huber to brother and sister-in-law, Rick & Myra Hegmann Nov. 16 – Nov. 30
8. #38 Restuccia to his brother, Paul July 3 – 5, 2020
9. #40 Amaral to Diane McLaughlin June 1 and June 15, 2020.
10. #45 Rodriguez to Allan Roeder Aug. 31, - Sept. 6, 2020
11. #52 Rufo to Mike Eckman 4/30/20 – 5/7/20
12. #52 Rufo to cousins Roger & Sue Adams June 23- 26, 2020
13. #77 Mazzone to Chris & Ashley Lee and children July 3 – 16, 2020
14. #79 Richard to son and girlfriend Aug. 15 – Aug. 16, 2020
15. #79 Richard to their son Aug. 29 – 30, 2020
16. #84 Furniss - Bolter, Griswold, McCambridge – to Bolter’s daughter and son-in-law.  
Stephi & Justin Roop, Oct. 4 – 10, 2020
17. #87 Hegmann to Jim Polito & Fran Maccarrone for the time needed to repair/install  
deck & stairs at #51
18. #87 Hegmann to Steve & Cathy Enneper Sept. 3 as long as needed
19. #123 Cornuke to grandson Joshua Beoddy and his wife Brittany May 5 – 6, 2020
20. #123 Cornuke to grandson, Micah Beoddy and his wife Carrie, May 29 – 30, 2020

21. #123 Cornuke to friends Mike & Leesa Worley June 11 – 22, 2020
22. #123 Cornuke to friends Kirsten & Zane Whitfield Oct. 8 – 14, 2020

**Sales:**

**Already Approved**

1. #44 Mills to Mike & Julie Dietz and Dorothy Yenokian  
Approved Nov. 14, 2020
- 1, #58 Tew to Cathy Cartier  
Approved Oct. 14, 2020
2. #80 Wyss to #79 Christopher & Nancy Richard  
Approved May 22, 2020
3. #106 Willers to Antoinette Fiumos & Arnold Smolen  
Approved May 7, 2020

**Transfer:**

**Already Approved:**

1. #122 & #123 Cornuke  
Transfer title from Paradise Properties, LLC to Nancy J. Cornuke, Revocable Trust  
Approved Nov. 3, 2020

**Work to be done by Shareholder:**

**Already Approved**

1. #7 Boley/ Smentowski Paul & Nancy Cornuke, managers  
Request permission to remodel the "Florida room": replace windows, finish the wall, replace the door and do stucco siding painted the same color as the rest of the unit (Sherwin Williams #7022 Alpaca) Approved May 3, 2020
2. #7 Boley/Smentowski – Paul & Nancy Cornuke, managers  
Request permission to replace the old wooden fence located on the north side of the property separating it from Beach Harbor. They plan to replace it with a white vinyl fence.  
Approved October 17, 2020
3. #7 Boley/Smentowski – Paul & Nancy Cornuke, managers  
Request permission to install a metal roof-over on the storage shed attached to the carport.  
Approved October 27, 2020
4. #40 Amaral  
Requests permission to plant palm trees along the north side of his unit.  
Approved May 4, 2020
5. #45 Rodriguez  
Requests permission to install 2 Rubbermaid storage cabinets (2X6 & 4X5) in his carport  
Approved April 24, 2020

**6. #53 Medina**

Requests permission to remove 2 small palm trees which she feels could become a hazard and redo landscaping with new river rock or marble chips and a walkway pad similar to #92.

Approved Sept. 10, 2020

**7. #60 Urse – request made by Jay Davis, son – in – law**

Requests permission to make the following renovations:

1. Replace all windows with white vinyl windows
2. Replace exterior doors – colors will remain the same
3. Replace vinyl siding – colors will remain the same
4. Remove large palm tree that is coming up through the back deck.

Approved July 2, 2020

**8. #70 Brewer**

Requests permission to paint the 6 shutters on their unit. The color is a navy blue.

Approved May 13, 2020

**9. #79/80 Richard**

Requests permission to remove the wooden deck and install pavers on the entire left side of #80 leaving a space of 12 in. between the pavers and #81. The steps leading up to the door to #80 will be filled with stone. Approved June 23, 2020

**10. #80/Richard**

Requests permission to change the trim color to Steely Gray for the awnings, trim around the screed porch and the back staircase. Approved Oct. 28, 2020

**11. #96 Flynn**

Requests permission to replace the pillars under the unit which have deteriorated. The work will be done by Florida Anchor & Barrier Co. Approved July 23, 2020

**12 #99 Enneper**

Requests permission to replace the unit on lot #99. It will have the same footprint as the old unit. The dimensions will be 42 ft. by 24 ft. The siding color is Truwall Olive. Jacobsen Homes is the contractor. Approved Sept. 18, 2020

**13. #110 - #116 Baird**

Requests permission to install pavers in front of units #110 - #116. The asphalt will be dug out and replaced with the pavers. The Marina sea wall by the wet slips will not be touched. The pavers will match the existing pavers at the end of the driveway at the Bay and the pavers on the North side.

Approved June 25, 2020

**14. #110 - #116 Baird**

Requests permission to add square flower boxes on each side of each door to the units and re-rock landscape the palm trees and the marina and the two circular trees at the end by the water using a crushed granite look. Approved Nov. 3, 2020

**15. #106 Smolen/ Fiumos**

Requests permission to install an 18 ft. X 10 ft. retractable awning with a projection of 10 ft. made by Sun Protection of Florida. The poles are white and the fabric is called Putty Regimental with valances called Sea Wave. It has wind sensors. Approved June 24, 2020