

INFRASTRUCTURE REPORT

January 20, 2021

John Balerna wants to thank to all who have helped in 2020 getting work completed.

Tom Lopes, Bob Martin, John Brewer, Paul Cornuke

1. Sea Wall, Plumbing, Electrical & Patio
 - a. Sea Wall and Plumbing, electrical work North side completed
 - i. Saved close to \$35,000 from estimates.
 - b. Working on south side issue.
 - c. Patio in and railing for patio in progress.
 - i. **NO ONE ALLOWED ON PATIO UNTIL RAILING IS INSTALLED.**
2. Out Buildings
 - a. Daniel started working on the plumbing problems this week. Six units are involved.
3. Street light out at end of road. Sensor problem fixing this week.
4. Ordered sensor for gulf cart. Fixed problem. *SATURDAY*
5. Work Shop siding is scheduled for next week.
6. The Artesian Well by the Maintenance Building has been closed.
7. North Side Villas waiting for inspection of slab #unit 102.
8. Gutter on Club House repaired.
9. Unit #51 issue being resolved
10. Pool needed maintenance, fixed problem.

6

Twin Shores Beach
Treasurer's Report
January 20, 2021

| | |
|-----------------------------------|--------------|
| Operating Account (less pre-paid) | \$96,279.86 |
| Money Market | \$162,739.15 |
| Reserve Money Market | \$81,776.45 |
| Petty Cash | \$372.02 |
| Pre-Paid (28 Units) | \$7,225.80 |
| Total Cash on Hand | \$348,393.28 |

Past Due HOA fees, Late Fees and Administrative Fees from 16 Shareholders in amount of \$16,099.00

| | |
|--|------------|
| HOA Dues | \$6,585.00 |
| Gas/Hot Water | \$361.00 |
| South Villas - <i>need coupon books.</i> | \$8,939.00 |
| North Villas | \$29.00 |
| Late Fees | \$125.00 |
| Admin Fees | \$460.00 |

Of this amount:

| | |
|---------------|-------------|
| Currently Due | \$10,742.00 |
| Over 31 Days | \$743.00 |
| Over 61 Days | \$0.00 |
| Over 91 Days | \$4,614.00 |

Sue Griswold
1/20/2021

From: Victoria VanMeier victoriavanmeier@yahoo.com
Subject: Re: Committee Reports
Date: Jan 18, 2021 at 11:15:31 PM
To: Cathy cathyenne@yahoo.com

No finance committee report until we start the budget. Vickie Van Meier chair person

Sent from Yahoo Mail for iPad

On Monday, January 18, 2021, 7:52 PM, Cathy <cathyenne@yahoo.com> wrote:

Please make sure you have your reports either email to me or bring to meeting on Wednesday's BOD Meeting 9:00.

See you at the meeting.

Thanks,
Cathy E

Sent from my iPhone

PARKING REPORT -1-20-21

- 1. ISSUES WITH UNITS 41, 57, AND 72... ALL HAVE BEEN RESOLVED.**
- 2. SEVERAL SPOTS ON THE SOUTHSIDE OF CLUBHOUSE HAVE BEEN REASSIGNED.**
- 3. I WILL BE DOING A WALK THRU AND PLACING NUMBERS ON BUMPERS AND STREET SIGNS THAT ARE MISSING.**
- 4. NEW CONTRACTS WILL BE GOING OUT THE FIRST PART OF FEB.**
- 5. AGAIN ...PLEASE LET YOUR GUEST , VISITORS AND RENTERS BE AWARE OF OUR RULES AND PROCEDURES !!!!**

SUBMITTED BY DONNIE LANE

Rental

Already Approved

1. #7 Boley/Smentowski to Rich & Laura Stinnette Jan. 1, 2021 – Feb. 28, 2021
2. #25 Atkinson to John & Robin Murby Jan. 10, 2021 – April 10, 2021
3. #28 Delande to Michael Casale January 1, 2021 – May 8 2021
4. #90 Steven & Renee Scherr Dec. 1, 2020 – Dec. 1, 2021 (change of unit #89 to #90)
5. #121 Viera Sun, LLC (Clark) to Richard & Shirley Wey Jan.,1 2021 – April 1, 2021
6. #123 Paradise Properties, LLC (Nancy Cornuke) to Don & Lisa Flint March 1, 2021 – April 30, 2021

Loans:

Already Approved

1. #45 Rodrigues to #102 Ron Horn & Susan Roeder Nov. 19, 2020 – as long as needed
2. # 98 Mellon to #108 Mike & Nicki Bergin Nov. 19, 2020 – as long as needed
3. #118 Chapin/Barnwell to Jill Zacharisse Nov. 18, 2020 – as long as needed

Extension of Guest visit:

Already Approved

1. #22 Martin extends son's visit from mid Feb. to the end of March.

Sales:

Already Approved

Transfer:

Work to be done by Shareholder:

Already Approved

1. #52 Rufo

Requests permission to remove and replace pavers on his rear patio and install a 4 ft. X 18 in. white lattice on the rear of the electric meter board. The pavers will be a light multi color, sized 8 x 12 in. and 8 x 8 ins. Approved Jan. 14, 2021

2. #70 Brewer

Requests permission to change the location for the installation of a new air conditioner due to a change in the code. The air conditioner will be installed on the north side between their unit and unit #71 Gable's storage shed. Approved 12/1/2020

3. #84 Griswold

Requests permission to replace the lattice fence and posts at the end of the walkway with a new one the same as they have now. Approved 12/11/2020

3. #85 Nureev

Requests permission to replace the storage shed which was damaged by the storm. It will be a gray plastic shed 6ft. tall, 4 ft. wide and 2.5 ft. deep. It will be attached to the back of the unit.

Approved 1/12/21

Replacement of Unit

Already Approved

1. #87 Hegmann

Requests permission to put in a new unit using the same footprint. Approved 12/15/ 2020

Twin Shores Beach and Marina

Dock-master Report

1/20/2021

Update on Marina Slips:

- As a result of Tropical Storm ETA in November, two of the boat slip finger piers, slip # 11 and #18, were destroyed. Only the pylons remain. The damaged decking was removed from the Marina by DUNCAN SEAWALL COMPANY. Slip #8 decking was buckled by was repaired. Also, the water supply to the South side of the Marina was damaged and is currently not functioning. The PVC along the seawall needs to be reattached as several of the brackets have broken loose from the south wall of the Marina.
- Prior to the storm, the railings on all of the Pier's were reinforced by adding an additional post along with metal meshed brackets.
- Boat Slip Assignments:
- Currently, there are only two slips open, but are smaller slips.

Kayak Storage Rack:

- Three of the 12 slots have become available recently. Those on the waiting list will be notified to determine if they still are in need of a slot. If not, they will become available on a first come basis.

Respectfully submitted;

Bill Barnwell
Dock-master

ADD #3 BOAT SLIP