

Twin Shores Beach  
Treasurer's Report  
February 17, 2021

Operating Account (less pre-paid)	\$89,860.25
Money Market	\$162,777.94
Reserve Money Market	\$81,786.33
Petty Cash	\$372.00
Pre-Paid (21 Units)	\$6,707.80
Total Cash on Hand	\$341,504.32

Past Due HOA fees, Late Fees and Administrative Fees from 13 shareholders in the amount of \$3994.00

HOA Dues	\$3,389.00
Gas/Hot Water	\$351.00
South Villas	\$40.00
North Villas	\$29.00
Late Fees	\$25.00
Admin Fees	\$60.00
	\$3,894.00

Of this amount:

Currently Due	\$20.00
Over 31 Days	\$1,721.00
Over 61 Days	\$733.00
Over 91 Days	\$1,520.00

Sue Griswold  
2/17/2021

**Finance Committee Report**

**February 16, 2021**

**We are currently exploring different funding options and their impacts on the overall budget, including hiring a 20hr per week office person and/or increasing the percentage of the partially funded Common Reserves.**

**Respectfully Submitted**

**Vickie VanMeier**

**Chairperson**

**Rental**

**Already Approved**

1. #65 Wright to Maryann Lavenia Feb. 1, 2022 – March 31, 2022
2. #121 Viera Sun, LLC (Clark) to Richard & Shirley Wey Jan.,1 2021 – April 1, 2021 (cancelled)
3. #121 Viera Sun, LLC (Clark) to Harriet Sue Roshak & Elizabeth Doherty Feb. 3, 2021 - April 4, 2021

**Loans:**

1. #38 Restuccia to friends Mark & Deb. Webb Feb. 17, 2021 – March 3, 2021

**Sales:**

**Already Approved**

**Transfer:**

**Work to be done by Shareholder:**

**Already Approved**

1. #8 Bruce

Request permission to have JV Family Lawn Care, Inc. install new pavers on their patio. The pavers will be 8X12 & 8X8 inches and will be a light multi color called Grand Bahama. Approved 2/12/21

2. #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

Requests permission to install same pavers on the front patio as well. Approved 1/25/2021

**Replacement of Unit**

**Already Approved**

**From: Robert/Nancy Martin alumas42@gmail.com**  
**Subject: Beautification- Hope everyone has noticed the new landscaping at the**  
**Date: Feb 16, 2021 at 8:53:39 PM**  
**To: Steve & Cathy Enneper #99 cathyenne@yahoo.com**

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south villas. It is a job well done. The flower pots by the office look so nice. Thanks Al for all your hard work. Nancy Martin

From: Robert/Nancy Martin alumas42@gmail.com  
Subject: Infrastructure report-- Feb 2021  
Date: Feb 16, 2021 at 3:15:54 PM  
To: Steve & Cathy Enneper #99 cathyenne@yahoo.com  
Cc: Bob/Nancy alumas42@gmail.com

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Work Completed Jan & Feb

\* Plumbing work on outbuilding at #21,22,24,31,32,&34 is 95% complete--  
Plumbing portion will be complete by Wed 2/16. Filling holes with sand and  
cement work will be completed within one week--reinstalling toilets will begin  
after cement cures.

\*Email from Mike Bergin will be reviewed with him later this week

\*Propane tank at #51 was moved to meet code requirements

\*Siding was installed on maintenance building--metal strip is to be Replaced

\* Electric golf cart was repaired--new brakes, used tire installed and new charger  
purchased

\* Lift station repairs completed--new pumps and control panel were installed--  
should cut down on odors

\*Camera work completed on North side Villas--lines will be flushed out to remove  
sand

Work to be done Feb and March

\*Old septic system next to 98/99 will be pumped out, filled with cement/sand and  
crushed

\* Patio will be painted with concrete paint--med grey color

\*Sand in north side pipes will be flushed out next week

\*Deciding on type of railing for clubhouse patio in proces

\* Any UNKNOWNNS will be addressed as they occur

**PROPOSALS FOR CONSIDERATION BY TWIN SHORES BEACH AND MARINA BOARD OF DIRECTORS**

**SUBMITTED BY: BILL BARNWELL, DOCK-MASTER**

**DATE: 2/17/2021**

**BOAT SLIP COSTS**

**PROPOSAL #1**

Proposed Annual Slip Rental Costs for 2021/22 FY

Large Docks: 600/year plus tax for residents - (Slips 1-6 AND 11-15)  
1200/year plus tax for non-residents plus tax

Med Docks: 500/year plus tax (Slips 7, 16, 17, and 18)  
1,000/year plus tax

Small Docks: 300/year plus tax (Slips 8, 9, 10 and 19)  
600/year plus tax

Annual costs for residents will be prorated but not less than 75/month for the Months of Dec-Mar AND 50/month for April-November.

Non-resident fees will be prorated by their annual costs but not less than \$75/month for Dec-March AND \$50 for the months of April thru November.

**PROPOSAL #2**

Annual rental fess for Residents will be \$4/foot and for Non-residents \$8/foot. Annual costs for residents will be prorated by the annual fees, but not less than \$75/month for seasonal months (November -March); and \$50/month for the months of April - November).

**PROPOSAL #3**

Propose only leasing slips to owners/renters of the park beginning April 1, 2021.

Existing Slip rentals will be Grandfathered in at a cost of \$1,200/year?  
(If we continue to rent to non-residents, then the fee structures above will apply.)

**BOAT SLIP APPLICATION**

Proposed some additions and changes to the existing contract. Changes attached:

Propose additional rules for boat owners. Proposal attached:

**DOCK REPAIRS:**

Propose rebuilding the existing docks to slip's 11 and 18 to match existing design  
Costs for materials are estimated material costs of 2,500.00 However, a friend of Jeff Bullock, who has the sailboat in slip 14, has composite material that he may donate to Twin Shores which would reduce the costs of the project.

Labor: TBD Unless we get volunteers to complete the project.

## Social Committee Report

Thanks to Joan Fulchino and Ann Dolan for hosting February 13 Coffee for 20 people.

A social committee meeting was held afterward for updates on Bingo & Triva. We are meeting with Committee Chairs/Assistant Chairs to update all information.

We need a volunteer to host the **Saturday, March 13 Coffee**

Thanks to those who are contributing to the homeless bags. This will run thru the end of February.