

Twin Shores Beach
Treasurer's Report
March 17, 2021

Operating Account (less pre-paid)	\$338,187.29
Money Market	\$162,824.54
Reserve Money Market	\$86,454.00
Petty Cash	\$372.09
Pre-Paid (21 Units)	\$8,289.80
Total Cash on Hand	\$596,127.72

Past Due HOA fees, Late Fees and Administrative Fees from 11 shareholders in the amount of \$16,223.00

HOA Dues	\$8,900.00
Gas/Hot Water	\$645.00
South Villas	\$6,372.00
North Villas	\$166.00
Late Fees	\$100.00
Admin Fees	\$40.00

Of this amount:

Currently Due	\$13,132.00
Over 31 Days	\$0.00
Over 61 Days	\$10.00
Over 91 Days	\$3,081.00

*Credit Cards
Turn in today!*

Susan Roeder
4/21/2021

Finance Report March 21, 2021

I see on the financials that our 4 FPL bills have been coming all lumped together. We discussed this at the budget committee meeting with PCM and asked them to divide them out. This could be important for us if we see a spike in one bill and may have to look into the problem. I hope the Board agrees and will push this issue and have it corrected with the bookkeepers.

Also, at the budget committee meeting we discussed owner balances and see that some are behind or ahead minimal amounts. PCM was to take care of this. Would our treasurer mind contacting these shareholders to see if we can get this cleaned up soon? It would have been good to see this prior to this new fiscal year.

One more thing, I don't think it would be unreasonable to get our financial statements on more than a month after the prior month closes.

Vickie VanMeier Chairperson for Finance Committee

Owners comments regarding agenda items.

Minutes of meetings, I see on the February 26, 2021 meeting that after the statement of the budget meeting there was an addition that I didn't write. It states that the HOA fees will increase to \$25.00 a month and included in that is the reserve funding. This is incorrect. We did not add to the reserves, they stayed the same as the prior year. The increase was only for a Park Manager if the Board agreed to hire one.

The March 27, 2021 was called a Budget and Organizational Meeting. I don't understand where the budget part comes in. The budget was voted on at the Emergency Meeting at the end of January for the Board to vote on the new budget and have it circulated with the last notice of the annual meeting.

I was reading the Annual Shareholder Meeting report of March 27, 2021 and noticed in several areas where Board members made the motions, second the motions and passed the motion. In shareholder meetings, it is up to the President to run the meeting and the shareholders make all motions, seconds, discussions and approve or not.

Rental

Already Approved

1. #5 Kremer to Mike & Linda Bauer Dec. 1, 2021 – March 31, 2022
2. #7 Boley/Smentowski to George & Patricia Carpenter March 1, 2022 – April 30, 2022
3. #7 Boley/Smentowski to Angelo Polisenio June 1 – June 28, 2021
4. #11 Secor to Ray & Sally Dawson Dec. 28, 2021 – March 31, 2022
5. #26 Huber to Frederick & Priscilla Tirabassi Jan. 1, 2022 – March 31, 2022
6. #68 Kantor to Kim Clark April 18, 2021 – April 17, 2022
7. #92 Diaz/Medina to James Polito & Frances Maccarrone May 1, 2021 – May 1, 2022
8. #121 LLC Vierasun (Clark) to Nancy Kearney April 19, 2021 – June 18, 2021

Loans:

1. #12 Danzig to her sister, Leslie Ryan April 20 – 22, 2021
2. #25 Huber to Richard & Myra Hegmann while their new unit is being built.
2. #38 to friends Ed & Teri Wiseman April 10 – 24, 2021.
3. #41 Mahar/Calvi to Ann Marie Calvi's son Ryan and his family April 13 – 18, 2021
4. #52 Rufo to relatives of Vickie Van Meier March 26 – 31, 2021.
5. #79 Richard to Debbie Frongillo April 3 – 11, 2021.
6. #95 Champagne to Ryan Bartholmey March 28 – 31, 2021.
7. #118 Gregg to Tom & Lilia Mahoney while their new home is being built

Sales:

Already Approved

1. #90 Seitz to David & Deborah Renee Scherr
Interview - April 14, 2021
1. #112 Baird to Gary & Bettye Sykes
Interview – March 30, 2021

Transfer:

Work to be done by Shareholder:

Already Approved

1. #10 Leyne
Requests permission to install a paver block driveway approximately 10 ft. by 16 ft. The current driveway is gravel. The work will be done by JV Construction. Approved: March 27, 2021

2. #15 Langwig

Requests permission to paint the unit and trim the exact colors they are now. The foundation will be the lighter of the two colors it is now. He will replace the 4 existing vents with new – 2 upper and 4 in the foundation Approved: March 29, 2021

3. #53 Diaz/Medina

Requests permission to install a 4 X 6 outdoor storage shed. They will not block the standoff distance and it will be tied down. Approved April 11, 2021

4. #54 Reisterer

Requests permission to have Noland's Roofing, Inc. install a TPO Roof Over Metal.

1. Inspect existing decking for water damage and renaill according to code.
2. Remove 1 layer of existing roofing.
3. Install 1 layer of .5" code approved closed cell insulation.
4. Install new surface mount flashing and counter flashing as needed
5. Install new cant strip insulation to all roof areas as needed
6. Install all new plumbing stack covers with lead flashing.
7. Install 60 ml TPO roofing
8. Detach and reset existing tile for proper transitional tie in from flat roof system to tile roof System. Approved: April 18, 2021

4. # 70 Brewer

Requests permission to do some exterior touch up painting in the same color – white.
Approved April 7, 2021

5. #75 Greco

Requests permission to paint the unit the same color as it is.
Approved April 7, 2021

6. #118 Gregg

Requests permission to put handrails on the back stairs of the unit.
Approved April 9, 2021

Replacement of Unit

Already Approved

CLUBHOUSE RENOVATION PROJECT

A COMMITTEE CONSISTING OF KAYE BRININGER, BARBARA BRUCE, ANN DOLAN, JOAN FULCHINO, KAREN KROLL, NANCY MARTIN AND LINDA HUBER, CHAIR WAS SET UP TO PLAN THE REMODELING OF THE CLUBHOUSE DUE TO THE DAMAGE FROM THE TROPICAL STORM ETA,, NOV. 9, 2020

WE HAVE MET 6 TIMES. INITIALLY WE BEGAN WITH A "WISH LIST" AND THEN REALITY SET IN AND WE NARROWED IT TO FIT OUR BUDGET FUNDED WITH THE INSURANCE MONEY FROM THE CLAIMS FROM THE STORM. THE RENOVATION OF THE KITCHEN WAS ALREADY UNDERWAY.

OUR PRIORITIES WERE:

1. RECOATING THE FLOOR TO COVER THE STAINS
2. REPAINTING THE CLUBHOUSE AREA
3. REBUILDING THE LIBRARY AREA
4. REPLACING THE TOILETS IN BOTH BATHROOMS
5. SEALING THE CHAIR LEGS TO PREVENT WATER RETENTION
6. ADDING DUCTLESS AIR CONDITIONING TO THE CLUBHOUSE AND THE KITCHEN

SERV PRO WILL BE DOING A LOT OF THE WORK, BUT WE ALSO PLAN TO USE:

TOTAL GARAGE, USA - THE COMPANY WHO ORIGINALLY INSTALLED OUR FLOOR

STEVE SCHERR TO INSTALL THE LIBRARY

VOLUNTEERS WHENEVER WE CAN -

WE HAVE NOT CHOSEN THE AC COMPANY YET.

HOPEFULLY OUR WORK WILL BEGIN NEXT WEEK WITH THE INSTALLATION OF THE LIBRARY. THE FLOOR IS SCHEDULED FOR THE FIRST WEEK OF JUNE. THE ENTIRE CLUBHOUSE WILL NEED TO BE EMPTIED, ITEMS STORED IN THE MAINTENANCE AREA, ETC., MAIL MAY HAVE TO BE DISRUPTED FOR A DAY OR 2. OBVIOUSLY THERE WILL BE SOME INCONVENIENCES AND MINOR? PROBLEMS ALONG THE WAY, BUT THE END RESULT" SHOULD - WILL" BE WORTH IT.

POOL REPORT

April 21, 2021

Pool cleaning – maintained by Denver McLaughlin, 850-274-3476, on Mondays and Thursdays at a cost of \$250.00 per month.

Pool equipment service company - Aloha Pool Service/James, 941-342-9949

Pump Motor was replaced under warranty

A new salt cell was installed

Health Department inspection on 4/16/21 – attached

New pool signs will be required by next inspection, May 16, 2021 due to new Code wording

Must obtain approval for night swim or use "dusk to dawn" – approval for night swim requires an application and a pool lighting study by electrician or engineer with certain lighting foot candles around and in the pool. I recommend "dusk to dawn" wording.

Must add "Pool Maximum Depth ___ feet in 2 inch letters" and change other wording on current signs per attached new Florida regulations.

Two New signs estimated cost not to exceed \$200.00

Note: Consistently, pool occupants forget to close the umbrellas when leaving the area. We have had them go airborne and end up in the parking area and in the pool.

John Brewer

Florida Building Code Rule sign requirements:

Please note rule number 10 was finalized in Feb 2020 and will be retroactive

Pool Rules:

454.1.2.3.5 Rules and regulations signage.

Rules and regulations for bathers shall be installed in minimum 1-inch (25.4 mm) letters which must be legible from the pool deck, and shall contain the following:

1. No food or beverages in pool or on pool wet deck.
2. No glass or animals in the fenced pool area (or 50 feet (15 240 mm) from unfenced pool).
3. Bathing load: ___ persons.
4. Pool hours: __ a.m. to __ p.m.
5. Shower before entering.
6. Pools of 200 square feet (18.58 m²) in area or greater without an approved diving well configuration shall have "NO DIVING", in 4 inch (102 mm) letters included with the above listed pool rules.
7. Do not swallow the pool water. This statement shall be added to signs at pools that conduct alterations as that term is defined.
8. If the pool includes a sun shelf, "WARNING: DROP OFF AT SUN SHELF EDGE IS _x_ FEET DEEP" in 4-inch (102 mm) letters.
9. If the pool includes a sun shelf, "DO NOT PLACE FURNITURE IN POOL."
- X 10. By January 1, 2022, all pools shall add: "POOL MAXIMUM DEPTH: _x_ FEET," in 2" (51 mm) letters with the above listed pool rules

Spas:

454.1.8.13

In addition to the requirements of Section 454.1.2.3.5 spa pool signs installed shall include the following:

1. Maximum water temperature: 104°F (40°C).
2. Children under twelve must have adult supervision.
3. Pregnant women, small children, people with health problems and people using alcohol, narcotics or other drugs that cause drowsiness should not use spa pools without first consulting a doctor.
4. Maximum use: 15 minutes.

454.1.8.14

A clock shall be visible from the spa pool to assist the patron in meeting Item 4 of Section 454.1.8.13.

454.1.8.15

If a spa is equipped with an emergency cutoff or kill switch, it shall include provisions for a minimum 80 decibel audible alarm near the spa to sound continuously until deactivated when such device is triggered. The following additional rule sign shall be installed to be visible by the spa which reads "ALARM INDICATES SPA PUMPS OFF. DO NOT USE SPA WHEN ALARM SOUNDS UNTIL ADVISED OTHERWISE."

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 58-60-1933367
Name of Facility: Twin Shores Beach & Marina Pool
Address: 3740 Gulf of Mexico Drive
City, Zip: Longboat Key 34228

**Correct By: Next Inspection
Re-Inspection Date: None**

Type: Public Pool <= 25000 Gallons
Owner: Twin Shores Beach and Marina Inc
Person In Charge: Brewer, John Phone: (941) 385-1646
PIC Email:
Pool Operator: McLaughlin, Denver Phone: (850) 274-3476

Inspection Information

Purpose: Routine
Inspection Date: 4/16/2021

Begin Time: 10:25 AM
End Time: 10:37 AM

Additional Information

22. Free Chlor/Bromine	VOLUME	13095
23. pH	POOL LOAD	20
24. Chlor. Stabilizer	FLOW RATE	100
33. Flowmeter	NIGHT SWIM	No
34. Thermometer	FILTER TYPE	CP

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

<p>POOL AREA</p> <p>1. Water Clarity/Algae Control</p> <p>2. Deck/Walkways</p> <p>3. Tile/Pool Finish</p> <p>4. Depth Markers-FBC</p> <p>5. Handrail/Ladder-FBC</p> <p>6. Step Markings-FBC</p> <p>7. Suction Outlets-514.0915(1)</p> <p>8. Gutter Grates/Skimmer-FBC</p> <p>9. Lighting</p> <p>10. No Dive Markings-FBC</p> <p>11. Diving Board-FBC</p> <p>12. Pool Cover</p> <p>13. Pool Side Shower-FBC</p> <p>POOL SAFETY</p> <p>14. Life Hook(s) w/Pole</p> <p>15. Life Ring(s) w/Rope</p> <p>16. Safety Line</p>	<p>X 17. Rules Posted</p> <p>18. Certification</p> <p>SANITARY FACILITIES</p> <p>19. Supplies 64E-10, FAC</p> <p>20. Clean 64E-10, FAC</p> <p>WATER QUALITY</p> <p>21. Approved Test Kit</p> <p>22. Free Chlor/Brom.</p> <p>23. pH</p> <p>24. Chlor. Stabilizer</p> <p>25. Spa Requirements-ORP</p> <p>EQUIPMENT ROOM</p> <p>26. Wading Pool-Quick Dump</p> <p>27. Water Level/Control</p> <p>28. Disinfection Feeder/Generator</p> <p>29. pH Feeder</p> <p>30. Chem. Container Label-FBC</p> <p>31. Filter / Pump</p>	<p>32. Vacuum Cleaner-FBC</p> <p>33. Flowmeter</p> <p>34. Thermometer</p> <p>35. Pressure/Vacuum Gauge</p> <p>36. Equip. Room</p> <p>37. Cross Connection</p> <p>38. Gas Chlorine Eq.-FBC</p> <p>39. Waste Water - FBC</p> <p>40. D.E. Separator-FBC</p> <p>41. Other Equipment</p> <p>42. Equip. Change-FBC</p> <p>43. Approved Chemicals</p> <p>44. Maintenance Log</p> <p>45. Inspection Posted</p> <p>46. Safety-514,0915(2)</p> <p>47. Fences/Gates- FBC</p> <p>48. Other</p> <p>49. Other</p>
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NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

No General Comments Available

Email Address(es): brewmaxx1@gmail.com;
donvornolaughin4@gmail.com;
brewmaxx1@gmail.com

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Violations Comments

Violation #17. Rules Posted

Facility lists pool hours 8am - 10pm. Facility has not been approved for night swim, rule sign should read "Dawn to Dusk".

Reinspection note - wording on one rule that should be two rules:

No food or beverage within 4 feet of pool.

No glass on pool deck.

CODE REFERENCE: Rules Posted, 64E-9.004(4); 64E-9.008(6) & (13)(f). Signs shall be maintained legible from the pool deck as approved by the jurisdictional building department addressing: bathing load, pool operation time, no-diving, animals, glass, food/beverages, showering, swimming while ill, swallowing pool water, and additionally for spa pools: temperature, spa use time, minimum age, and vulnerable person caution.

Inspection Conducted By: David Cobb (30982)
Inspector Contact Number: Work: (941) 861-6133 ex.
Print Client Name:
Date: 4/16/2021

Inspector Signature:

Handwritten signature of David Cobb.

Client Signature:

Handwritten signature of the client.

Communication Committee Report

1. See if we can have one side of the bulletin board behind the office for committee use. Currently real estate people are using both sides.
2. Change website so that the "Contact Us" page on the website will use the Twin Shores email account. Currently those emails are going to Steve Koener. Get Nancy Richards access to that account.
3. Set up blast email so the committee can send important communications to residents that have given their permission to use email.
4. Add "Project Page" to the website to relay information about projects currently going on in the park and their status. You can look at the pool project on the website to see how this would work. (Pool project will be removed once this page is active)
5. Encourage people to send input for the newsletter to Barbra Bruce. She will be putting out a newsletter all summer so if you are doing something or have something going on in your life that may interest the other members of the park please forward this to Barb, she's putting a lot of time into making the newsletter a success so please her if you can. The newsletter is available on the facebook page and the website.

From: Robert/Nancy Martin alumas42@gmail.com

Subject: Beautification

Date: Apr 21, 2021 at 8:37:57 AM

To: Steve & Cathy Enneper #99 cathyenne@yahoo.com

Hope everyone is enjoying the new garden by the pool. It was a good effort thanks to Penny for the palm tree and Laurine for the elephant ear. Thanks to Ron, Susan, Laurine for all their work to create the new garden. Our project is in the works with infrastructure to create garden areas to the left and right of the clubhouse. We hope to create a nice area to make our clubhouse a showpiece. Thanks to everyone who helped out this season and have a good summer. Nancy Martin

Storage Report
April 21, 2021

Nancy Richard has graciously offered to take over the storage records, Thanks Nancy!

We have 5 or 6 people on the waiting list, Ute will give up her temporary slip as soon as I hear that the bathhouses are ready to be used again.

I have 1 spot available right now and it is being offered to John Langwig as he is first on the list. If he does not want it, it will be offered to the second in line.

Sue Griswold
4/21/2021

Insurance Report
April 21, 2021

Weston Insurance Company canceled 842 flood policies in our area. Our policy was canceled effective April 15, 2021. We received a pro-rated refund on our premium. We have new flood coverage with same limits of liability through our agents at Key Agency. The effective date was April 15, 2021 so we had no lapse in coverage.

Sue Griswold
April 21, 2021

Marina 4/21

I'm learning the ropes...

We have 19 slips with two unusable right now...

as of today we have 11 rented out... with one leaving this month at the close of there sale.

Would like to utilize the \$15,000 budget with repairing slip 12 & 18 and possibly relocating the kayak storage, so it's not in front of the villa. We can understand there position on this..

Someplace where we can post dockmaster's phone # in case of emergency...

?? as to whether let outsiders rent slips for additional funds, which can create other issues with regards to additional people in the park wanting to use beach, pool ect.

I will ask Sue Griswald to let me know of \$\$ after the leases come back in, since they were sent out later then usual to see what the yearly income would be from our slips.