

TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING

Time: 9:00 AM

Date: May 20, 2022

Location: Twin Shores Clubhouse & Zoom

MINUTES

Call to Order: The meeting was called to order at 9:00 AM by Sue Griswold, President.

Determination of Quorum: A quorum was established with the following members: Sue Griswold, Tommy Rheinlander, Susan Roeder, Cathy Enneper, Chris Richard, Don Lane, and Gary Sykes.

Proof of Notice: Proof of Notice was provided per Florida Statutes 719 and the Cooperative documents.

Approval of Minutes: A motion made by Cathy Enneper, 2nd by Chris Richard to approve the minutes as presented.

Motion carried unanimously.

Treasurer's Report: Chris Richard provided the treasure's report.

Correspondence: None

Maintenance / Infrastructure Report: None

Capstone Management: The underground utilities company damaged the sewer line that caused several backups around unit 36. The company repaired the sewer line on May 18th.

Committee Reports:

- **Finance:** NA
- **Rental, Sales, & Work:** Cathy Enneper reported that there are 4 leases, 1 sale, and 1 loan this past month.
- **Beautification:** NA
- **Social:** Don Lane provided a written report.
- **Pool:** The salt system has been repaired.
- **Dock Master:** Cathy Cartier provided a written report.
- **Storage:** Nancy Richard reported that all payments/agreements have been received

Old Business:

- **Update #51:** A motion made by Chris Richard, 2nd by Tommy Rheinlander to approve the estimate of \$35,000-\$45,000 to shore up unit 51 to use as a storage room. **Motion carried unanimously.**
- **Stormwater Drainage/Gulf Shores Drainage Update:** Pending. A motion made by Don Lane, 2nd by Susan Roeder to approve up to \$2,500 as a shared expense for a wall between Gulf Shores and Twin Shores. **Motion carried unanimously.**
- **Lift Station Update:** Pending state date.

New Business:

- **#78 Storage:** Further discussion will be needed on what to do with #78. More information to follow.
- **Twin Shores Office:** The Board of Directors will discuss at the next meeting ideas for the Twin Shores office.
- **#3 Fence:** A motion made by Susan Roeder, 2nd by Tommy Rheinlander to approve adding a fence by units 3 and 4 to shield the dumpsters. **Motion carried unanimously.**

TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING

- **#116 Slider Door:** The Board of Directors are waiting to hear back from the insurance carrier.
- **Fining Policy:** Tabled.
- **Special Assessment for Park Repairs:** The Board of Directors are currently researching and gathering options for a potential special assessment. More information to follow.
- **Architectural Requests:** A motion made by Susan Roeder, 2nd by Chris Richard to approve all architectural requests by owners. **Motion carried unanimously.**
- **North & South Villa Painting:** A motion made by Don Lane, 2nd by Gary Sykes to approve the proposal from Red Door Painting to paint the villas. **Motion carried unanimously.**
- **Golf Cart Repairs:** A motion made by Tommy Rheinlander, 2nd by Chris Richard not to repair the old golf cart at this time. **Motion carried unanimously.**

Adjournment: With no further business to discuss, the meeting was adjourned at 10:54 AM.

Respectfully Submitted
Dylan Clements, CMCA® | LCAM
Capstone Association Management

Social Committee Meeting Minutes

May 14, 2022

Thank you to Nancy and Bob Martin for hosting our May coffee. It was great to see everyone.

There was a discussion to host some impromptu dinners this summer to get folks out and have some fun. Please watch the Communication Corner and Social Committee table for upcoming dates.

Upcoming Events:

May 30th Cookout/Games – Donnie and Joan

June 11th Coffee – Joan

July 04th Cookout – Donnie and Carol

July 09th Coffee – Bill and Cherie

August 13th Coffee – Donnie and Carol

Looking ahead – 2023

New Year's Eve – Dec 31st

Welcome Back Brunch – Jan 14th

Mardi Gras – Feb 18th

Treasures report - \$6,566.10

The calendar of events is a “living document” and changes can be made if the committee votes to make changes.

Additional events are added on a regular basis.

Everyone is encouraged to participate by attending meetings.

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

Next meeting June 11th

Steve

#99

5/20/22

Full blast ahead for the Marina... Docks are being rebuilt and seeing great progress in just a few days... thanks Tommy for heading this up... Steve is researching buying another aerator/blaster to keep the water flowing in our little basin.. Thanks Steve!!

All slips are up to date on lease agreements except for one, which Dylan is sending out a e mail regarding. Thank you to Charlynn for all your help with my numerous calls and e mails to work on this.

Our seawall navigation lights are a beautiful sight to see at night!! We've had so many compliments on them and they are a great safety upgrade to our community!! Solar, so no electric bill on them!!! The other night I went down to the bay at 9 pm to sit and look at the beautiful view and there was no room to sit on the benches!!! All full, so hopefully more & more residents are enjoying our little marina..

All boats need to be tied securely during the stormy season... If not, I'll be buying lines and charging each owner that I need to add lines to secure their boat!! Every boat has insurance, which is probably the first time ever!! Yay!!

Next up when the diver comes out in the next few weeks to clean boat bottoms, I'll have him clean the barnacles off the seawall ladders and get them working properly.. If they are lowered and not raised back up, barnacles will grow on them and then cannot be raised to stay out of the water to function properly...

I hear were getting a flag pole for down by the clubhouse/marina.. I can't wait to see our colors flying? Maybe we can have a Twins Shores Flag made???? Anyone artistic and can help design a simple one??

Thank you Steve Enepper and Tommy Rheinlander for all your help. Takes a village!!

Cathy Cartier

28th 9:00
Sat. Morn - Marina - Boat owners
meeting

STORAGE LOCKER REPORT

May 20, 2022

All storage locker rental agreements including payment for April 1, 2022 – March 31, 2023 have been signed and turned in.

We have one large locker available for rent. I have reached out to one resident who wanted a larger locker and am waiting to hear back from them. There is one resident on the waiting list for an XL locker.

Nancy Richard, Storage Representative