

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

---

**Time: 9:00 AM**

**Date: June 17, 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, and Don Lane. Gary Sykes was absent

**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, 2<sup>nd</sup> by Sue Griswold to approve the minutes as presented. **Motion carried unanimously.**

**Treasurer's Report:** NA

**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 18<sup>th</sup>.

**Committee Reports:**

- **Finance:** NA
- **Rental, Sales, & Work:** Cathy Enneper reported that there are 3 leases, 1 sale, and 2 loans this past month.
- **Beautification:** NA
- **Social:** Don Lane reported on the upcoming social events.
- **Pool:** NA
- **Dock Master:** Steve Enneper and Cathy Cartier reported on several repairs with the electrical outlets at the marina. It was recommended to have the circuit breakers labeled correctly.
- **Storage:** NA

**Old Business:**

- **Update #51:** The hearing was held on June 15<sup>th</sup>. Twin Shores was penalized for installing stairs at unit 51 without a building permit and approval from the Town of LBK. A fine of \$100 plus \$25 per day was levied until the permit application is approved.

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

---

- **Stormwater Drainage/Gulf Shores Drainage Update:** De-watering is scheduled for June 27<sup>th</sup>. Aqua Plumbing will be finished shortly after this is completed. No new news on the status of the permit for the drainage curb being installed between Twin Shores and Gulf Shores.
- **Lift Station Update:** Pending state date.
- **#78 Storage:** Tabled.
- **Twin Shores Office:** Sue Griswold will check with the Town of LBK if the office is allowed to be rented and used as an office by an outside party.
- **Fining Policy:** Any shareholder interested in volunteering for the fining committee, please contact the Board of Directors.
- **Special Assessment for Park Repairs:** Additional research is still required. A special Board meeting will be called to discuss the need for an assessment.

**New Business:**

- **Beach Harbor Wall Extension:** Pending.
- **Marina Slips & Fees:** A motion made by Don Lane, 2<sup>nd</sup> by Susan Roeder to research selling marina slips and report back to the Board. **Motion carried unanimously.**
- **Lease/Sales Application Fee Increase to \$150:** A motion made by Don Lane, 2<sup>nd</sup> by Sue Griswold to approve increasing the application fee for both sales and lease applications to \$150. **Motion carried unanimously.**
- **Fiscal Year Change to January – December:** A motion made by Cathy Enneper, 2<sup>nd</sup> by Sue Griswold to change the fiscal year from April 1<sup>st</sup> – March 31<sup>st</sup> to January 1<sup>st</sup> – December 31<sup>st</sup>. **Motion carried unanimously.**
- **Insurance Agent:** A motion made by Susan Roeder, 2<sup>nd</sup> by Sue Griswold to approve changing insurance agents. **Motion carried unanimously.**
- **Flags for Marina:** A motion made by Cathy Enneper 2<sup>nd</sup> by Sue Griswold to accept the flagpole donation and purchase a Twin Shores flag. **Motion carried unanimously.**
- **Social Committee Credit Card:** The Board of Directors agreed to get the Social Committee a credit card for social purchases.
- **Turtle Lighting:** Sue Griswold will follow up with the Town of LBK for the correct lights to be installed. The Attorney is reviewing the original lighting contract for Twin Shores.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 10:37 AM.

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

Marina 6/16/22

The marina has had a slower month... A few boats pulled out that went north, and 2 are in the shop.

The 2 docks have been completed by Furlong docks and they are awesome.. Lets hope for continued progress with dock improvements.. I would like to get cleats added to the sea walls for added tie ups.

The diver was suppose to come out last week and clean up kayak float, ladders and swim the perimeter.. He's been sick with Covid..

We are having a electrical issue Herb came out and redirected us to American Pride Electric ,

Jim Arredondo... 9419200915,,, we have a short in a wire in a conduit running along the north seawall. He will be sending me a estimate for what needs to be repairs and one for the additional length to the east wall.

Thank you again to Steve Enneper for all your help... your priceless!!

Cathy Cartier