

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

Time: 9:00 AM

Date: July 15, 2022

Location: Twin Shores Clubhouse & Zoom

MINUTES

Call to Order: The meeting was called to order at 9:03 AM by Sue Griswold, President.

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

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

Approval of Minutes: A motion was made by Cathy Enneper, 2nd by Susan Roeder to approve the minutes as presented. **Motion carried unanimously.**

Treasurer's Report: Sue Griswold provided the Treasurer's report.

Correspondence: Cathy Enneper read three owner comments on the discussion to sell boat slips, the discussion on a special assessment, and the discussion on the Twin Shores office.

Maintenance / Infrastructure Report: Tom Lopes gave a report on the electric breakers that need to be repaired, the replacement of waste bins switching to plastic, and the drainage issue in the storage area.

Capstone Management: NA

Committee Reports:

- **Finance:** NA
- **Rental, Sales, & Work:** Cathy Enneper reported that there are 1 lease, 1 sale, and 5 loans this past month.
- **Beautification:** NA
- **Social:** Don Lane reported on the upcoming social events.
- **Pool:** Guests need to shower off all sand before entering the pool.
- **Dock Master:** NA

Old Business:

- **Update #51:** Miller Construction has filed the updated permit to the Town of LBK. It is pending review and approval.
- **Stormwater Drainage/Gulf Shores Drainage Update:** The stormwater project has been completed and is operating as it should. The curb being installed between Twin Shores and Gulf Shores is pending installation. A motion was made by Don Lane, 2nd by Cathy Enneper to proceed with filing a complaint with the State regarding the water encroaching on Twin Shores from Beach Harbor Club. **Motion carried unanimously.**
- **Lift Station Update:** Completed.
- **Special Assessment for Park Repairs:** Additional research is still required. Tabled.
- **Marina Slips Research:** Tabled.

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

New Business:

- **Breaker Box Behind North Villas/Marina Electrical Estimate Approval:** This will be addressed on July 15, 2022, by the electrician. A motion was made by Tommy Rheinlander, 2nd by Cathy Enneper to approve the estimate from American Pride Electric for \$2,475 for the electrical repairs. **Motion carried unanimously.**
- **Flooding in Shop/Drains Not Working:** The Board of Directors agreed to find the issue and make the repair.
- **2 Yard Containers by Pool:** Sue Griswold will place an order from Waste Management. We will try to obtain plastic containers.

Good & Welfare: A shareholder read a letter to be sent to the State regarding the water runoff from Beach Harbor Club. A discussion was held and will be reviewed at the next meeting on the possibility of adding a parking committee.

Adjournment: With no further business to discuss, the meeting was adjourned at 9:55 AM.

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