

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

Time: 9:00 AM

Date: October 21, 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, 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 was made by Cathy Enneper, 2nd by Tommy Rheinlander to approve the minutes as presented from September 16th, 2022. **The motion carried unanimously.**

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

Correspondence: Multiple letters were read regarding the special assessment and were discussed.

Maintenance / Infrastructure Report: Tom Lopes provided the infrastructure committee report on the cleanup around the park after Hurricane Ian. There is a downed palm tree that was struck by a vehicle at the front entrance.

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** NA
- **Beautification:** NA
- **Social:** Don Lane provided the social committee report. The November coffee will be hosted by the Sykes'. The Halloween dance will be on October 29th at 7:00 PM.
- **Pool:** NA
- **Dock Master:** NA

Old Business:

- **Update #51:** The Board of Directors is waiting on the updated pricing from Miller Construction. The updated plans have been submitted to the Town of LBK.
- **Stormwater Drainage/Gulf Shores Drainage Update/Beach Harbor Update:** The curb between Gulf Shores and Twin Shores is pending installation. The attorney mailed a letter to Beach Harbor Club with a deadline of October 31, 2022, to respond to the request to install a curb between the property.
- **Marina Slip Increase:** A motion was made by Chris Richard, 2nd by Cathy Enneper to approve the increase to the marina slips effective April 1, 2023. The new fees will be Large \$960 per year, Medium \$775 per year, small \$620 per year, x-small: Kayak- \$100. **The motion carried unanimously.**

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- **Turtle Lighting:** The Board of Directors asked for any volunteers to assist with this project. The lights on the street side will need shields. A new solution to turtle lighting needs to be prepared.

New Business:

- **Review & Approve Special Assessment:** A motion was made by Don Lane, 2nd by Gary Sykes to approve the special assessment at \$450 per quarter, per owner for thirty-six months. **The motion failed.** A motion was made by Sue Griswold, 2nd by Cathy Enneper to approve the special assessment of \$1350 per owner, \$5400 total, payable in four installments due January 1, 2023, June 1, 2023, January 1, 2024, and June 1, 2024. **The motion carried with a 6-1 vote. Gary Sykes voted against the motion.**
- **2023 Budget Adoption:** A motion was made by Don Lane, 2nd by Susan Roeder to approve the 2023 budget as presented at \$730 per owner/North Villas \$1729 per quarter/South Villas \$1767 per quarter. **The motion carried unanimously.**
- **American Momentum Line of Credit:** A motion was made by Cathy Enneper, 2nd by Sue Griswold to approve the \$150,000 line of credit from American Momentum bank. **The motion carried unanimously.**
- **Painting of Clubhouse:** A motion was made by Sue Griswold, 2nd by Tommy Rheinlander to approve the Red Door estimate for the clubhouse painting to be done in December at the same time the villas are painted. **The motion carried unanimously.**
- **Repair of Office Roof & Siding:** The office sustained damage from Hurricane Ian. The Board of Directors asked Don Lane to bring in a contractor/engineer to review the damage and provide an estimate for repair.
- **Twin Shores Roads:** The Board of Directors updated all shareholders that the roads in Twin Shores are privately owned by the park.

Adjournment: With no further business to discuss, the meeting was adjourned at 1:07 AM.

Good & Welfare: Time was spent reading all owner letters sent in regarding the special assessment and responding to concerns relating to the timing, amount, and repair projects included in the special assessment.

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

Social Committee Meeting Minutes
October 8, 2022

Thank you to Jan and Lilia for hosting our October coffee.
It was great to see everyone.

Upcoming Events:

- *Halloween Dance – Oct 29th at 7:00 pm, hosted by Donnie.
Costume contest, bring
an appetizer/dessert to share.
- *November Coffee – November 12th hosted by Betty Sykes.

Looking ahead – 2023

- *New Year's Eve – Dec 31st hosted by Donnie (Bill Tow
relinquished hosting)
- *Welcome Back Brunch – Jan 14th hosted by Joan and Ann
- *Mardi Gras – Feb 18th hosted by Kaye and Joan

Treasures report - \$6,886.13

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 November 12th

STORAGE LOCKER REPORT

October 21, 2022

All storage lockers are currently rented and we have 4 residents on a waiting list.

Nancy Richard, Storage Representative

Twin Shores Beach & Marina
Boat Slip Rentals - 2023 Fee Schedule

Slip Size	# of Slips	Current Slip Fees for 2022			Proposed Slip Fees 2023		
		Annual Fee	Monthly Fee	Annual Total	Annual Fee	Monthly Fee	Annual Total
Large	11	\$600	\$50	\$6,600	\$960	\$80	\$10,560
Medium	4	\$500	\$42	\$2,000	\$775	\$65	\$3,100
Small	1	\$400	\$33	\$400	\$620	\$50	\$620
X-small - Kayak	1	\$100	\$8	\$100	\$100	\$8	\$100
Total Slips: 17		Total Fees: \$9,100			Total Fees: \$14,380		