

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

Time: 9:00 AM

Date: September 16, 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 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 Gary Sykes to approve the minutes as presented from August 19th and September 2nd, 2022. **Motion carried unanimously.**

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

Correspondence: 1 letter was read from Linda Huber

Maintenance / Infrastructure Report: NA

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** Cathy Enneper reported that there were 2 loans this past month.
- **Beautification:** NA
- **Social:** NA
- **Pool:** NA
- **Dock Master:** Electrical work and PVC piping has been completed at the North side of the marina.

Old Business:

- **Update #51:** At the special meeting held on September 2, 2022, the Board voted to tear down unit 51. The revised plans are being submitted to the Town of LBK by Miller Construction. A new roof will be placed on top of the bathhouses below, and new water piping and electrical work to bring everything up to code will be required. The Board spent eight months trying to get estimates for various contractors, and one submitted a proposal.
- **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 7th, 2022, to respond to the complaint. The newly installed pumps alternate running between the two to avoid burnout and pump failure. Aqua Plumbing is checking with the manufacturer to see if it's possible to have the pumps running at the same time.
- **Special Assessment for Park Repairs:** A survey email was sent via email to all owners; most respondents wanted to special assessment instead of a loan. The projects include plumbing, asphalt resurfacing, unit 51, and dock renovations. A motion was made by Sue Griswold, 2nd by Chris

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Richard to approve the special assessment of \$5,400 total per shareholder. The special assessment will be payable as follows: \$2,400 due by January 1, 2023, \$1,500 due by June 1, 2023, and \$1,500 due by January 1, 2024. A mailing will go to all shareholders before the next meeting to officially approve the special assessment. **Motion carried unanimously.**

New Business:

- **2023 Budget Review:** The Board plans to finalize the draft budget within the next fourteen days and mail the budget notice to all shareholders for approval at the next meeting.
- **Increase Marina Slip Fees:** Cathy Cartier, Dock Master, completed a review of other marina slip fees in the area and presented her findings to the Board for review. The Board will review an increase to the marina slip fees in the future.
- **Termite Tenting in the Villas:** There was a leak in the villas that prompted a review of possible termites in the villa roofs. A motion was made by Tommy Rheinlander, 2nd by Gary Sykes to approve the contract from Turner Pest Control to tent both villa buildings after meeting and confirming the presence of termites. **Motion carried unanimously.**

Adjournment: With no further business to discuss, the meeting was adjourned at 10:29 AM.

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