

#1



Cathy Enneper <tshoressecretary@gmail.com>

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**board meeting**

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<longboatpad@aol.com>

Mon, Oct 17, 11:32 AM

Reply-To: <longboatpad@aol.com>

To: tshoressecretary@gmail.com <tshoressecretary@gmail.com>

Cathy, please read this at the next board meeting on Oct. 21st under correspondence.:

We are concerned about the three assessments that the board is installing. With the damage in Florida, the cost of material, cost of labor,

we don't see a reason to push for assessment payments completed in a year and a half. We strongly feel that although we agree the projects

you are preparing will have to be done, they won't get done in a year and a half. You are proposing all this at a very bad economic time for

most people, with inflation up 17% to 20% in the cost of our daily living. Please consider lowering the payments & stretching them out.

Jack & Kaye Brininger unit 13/14

**To: The Board of Directors of Twin Shores Beach & Marina, Inc.**

**From: Linda Huber #26 & #29**

As I said before, Twin Shores is a cooperative. That means that everyone should be working together to maintain and improve our property

In the last year some changes were made that I feel have not been in our best interest. We have a 7 member Board of Directors elected by the Shareholders. Committees were formed as needed to help the Board. Some were long standing and others were created to fill a certain need. To an end result that Shareholders and Board members were working for a common purpose.

As of last summer many changes occurred. Here are some examples:

- My brother, Richard Hegmann, a member of the Board passed away in June, 2021. The minutes of the Nov. 15, 2021 meeting show that Tommy Rheinlander is now a Board member, but I could not find anything showing that he had been appointed to fill the position.
- Our Board now has scheduled a meeting for every month. Previously we had 5 scheduled meetings: Jan. – April and Nov.
- Workshops, open to all, were held a week before each Board meeting to discuss items/problems, etc. before they were put on the agenda. The workshops have been discontinued – no longer needed.
- Board members are required to attend 3 out of 5 monthly meetings. This requirement has not changed nor does it stipulate what happens if the member doesn't.
- Management Company changed from PCM to Capstone Why?
- Attorney changed from Bill Korp and Scott Gordon to Mike Cochran Why?
- JB Lawn Care changed to D&G Services, a janitorial service Why?
- We had 9 committees and now we are down to 5 or 6. I offered to chair a parking committee and was told we didn't need one.
- Social Committee – income must be in the Twin Shores account, however the balances in both accounts often differ. I do not get a financial report.
- Rentals, Sales, Loan reports only use the Unit # - no names allowed Why?

Changes often need to be made. The need for the change should be explained. There should be transparency to all Board actions. You represent us.

Yes, there are major issues and expenses that need to be addressed. Set your goals and work on them one at a time rather than assess Shareholders for the whole list now. Not everyone can afford this especially now with the economic uncertainty we are in. We need to consider all of the 97 Shareholders and the impact this could have.

In my opinion, the relationship between the Shareholders and the Board is at an all time low. We need to work together and restore the confidence we once had in each other.

Linda Huber

- My brother, Richard Hegmann, a member of the Board passed away in Jan, 2021. The minutes of the Nov. 15, 2021 meeting show that Tommy Sheindler is now a Board member, but I could not find anything showing that he had been appointed to fill the position.
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- Attorney changed from DFI Hoop and Scott Gordon to Miller Cochran Why?
- JS Lawn Care changed to D&S Services, a publicized service. Why?
- We had 9 committees and now we are down to 5 or 6. I offered to chair a parking committee and was told we didn't need one.
- Social Committee - Income must be in the Twin Shores account, however the balances in both accounts often differ. I do not get a financial report.
- Rentals, Sales, Loan reports only use the Unit 2 - no variance allowed. Why?

Changes often need to be made. The need for the change should be explained. There should be transparency to all Board actions. You represent us.

#3 #85

October 14, 2022

TO: Twin Shores Beach & Marina HOA Board

FROM: (Fr.) Joseph Sullivan Unit # 85

It was brought up at the Townhall meeting that sending an email may not be the most appropriate or legal form of addressing the Board of Directors. I don't know but to be on the safe side I am sending this as a written concern about things that are being discussed and done at Twin Shores . As I have written before the hurricane and in September please bring this into the meeting as a correspondence from a shareholder to be read and filed. Thank you.

(Fr.) J Sullivan

A handwritten signature in black ink, appearing to read 'J. Sullivan', written over a faint background of a document. The signature is fluid and cursive.

FORMATED FROM WORD

September 22, 2022

TO: Twin Shores Beach & Marina HOA Board

FROM: (Fr.) Joseph Sullivan Unit # 85

I would like to first thank 'the board' for all their hard work and due diligence in resolving issues around 'the park'. Good job.

I do have a couple of comments for the record regarding a couple of items as we look at some existing and new issues brought up in the meeting Friday September 16 2022.

#### PAVING/STORMWATER CONTROL

I want to emphasize (because I am not informed as to the paving budget or plan or timeline) that my suggestions especially re slope/grade be considered or please ask an expert, whether engineer or hydrologist, about proper grading when the time comes for paving. To minimize the year after year of 'band-aid' solutions TS must be prudent in directing surface water not to the lowest points in 'the park', and to pumps, but to a sheet flow down to the Bay. The pumps should not be considered primary methods when in fact surface flow to the Bay is cheaper, more efficient and is **not affected by electrical outages or mechanical failure**. The pumps are needed but should not be our sole reliance.

This means TS needs to look in detail at the slope/grade of each street and the most efficient discharge to the main street. I can visually see the clubhouse is of higher elevation than the end of the street - were it not, it could easily be directed by culvert to the Bay. This is the dilemma of focused flow on the property and should be investigated. Please understand I am concerned about paving without considering some re-grading. I have spoken about the 83-86 streets' slope issue in an email response ( ) and other streets have similar issues. Also, the underground pipes directing surface water to this point/pump exacerbates the problem.

#### BEACH CARE - ENVIRONMENTAL INGRESS/EGRESS CHAIR

The other issue that I was unaware that was being looked into was the restructuring of the beach egress/chair storage. I am unaware of how many residents are complaining or want change to this egress. Personally, I have purchased here due to the fact that nature is preserved on this small section we have rights to. There are beaches that have no sand dunes or are even paved to high water, and those places are the antithesis of what makes this place so special. I worry that a plan is being formulated to do as others and excavate wildlife habitat to rebuild the covered area next to the beach.

As anyone knows, we are in the narrowest point on LBK.. The dunes other than protecting/providing for wildlife provide some barrier to storm surge. This is an essential part of our protection from storm surges and any weakening of this system of barrier dunes weakens our protection. Trees, grass and mangos hold the sand etc. therefore I suggest (if necessary) the path to be trimmed to accommodate a person (with a wagon ( no motorized ) and if our structure for chairs be 'raised up' that it not damage more than a foot or two on either side of the present structure.

We as human beings love to watch the birds, manatees and dolphins and such yet we continue to pollute and destroy their habitat. As one of the few 'natural' private beaches that is not high rised I implore you to be conservative and cautious of the effect of doing any damage to the environment. With the proper planning minimal damage to the existing environment if done. If there are major plans in the works I suggest a composite walkway as an alternative as the public accesses have, although I am personally happy with walking through the natural environment with minimal trimming of species if need be.

Thank you for your work and time and as always if you need any help from my expertise do not hesitate to call.

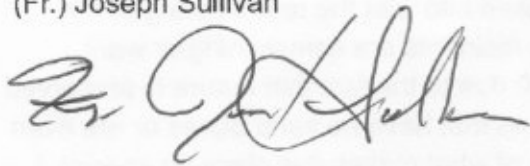
#### MARINA REPAIRS - FEES - RESPONSIBILITIES

A short comment about the marina and fees. The pool and the beach are open to all residents whether they use them or not, but the Marina is limited to the number of slips and once full no other resident can have the enjoyment of utilizing a slip. It is therefore not open to all residents even if they could afford a boat and fees. I suggest the slip renters pay a higher fee (this was dissuaded in the meeting) where a large portion goes directly to a marina fund for continued maintenance and upkeep. I believe this is fair for all.

Since the marina slips are only available to a limited number of residents, I feel it is reasonable that those who enjoy the use of the slips for their boats bear the major cost of upkeep and repairs in a fee increase.

Blessings in Christ,

(Fr.) Joseph Sullivan

A handwritten signature in black ink, appearing to read "Fr. Joseph Sullivan". The signature is fluid and cursive, with a large initial "F" and "S".



Cathy Enneper &lt;tshoressecretary@gmail.com&gt;

## Letter for the Board of Directors Meeting

1 message

Geraldine Urse &lt;geraldine.urse@gmail.com&gt;

Mon, Oct 17, 2022 at 7:48 PM

To: tshoressecretary@gmail.com

Would you please make sure this letter gets included with the others for the upcoming meeting of the Board of Directors.  
Thank you

Geraldine Urse #60

&gt; October 17, 2022

&gt;

&gt; Dear Board of Directors:

&gt;

> I don't often make it down to Twin Shores but I truly hold it as one of the most precious parts of my life. My late husband and I bought in the park when it was owned by Katherine and Joe Gaul - so I am probably one of the oldest residents in the park. I have seen many changes come and go through the years (40 years exactly) some of which have been delightful and some of which are utterly destructive. I am writing this letter in concern over the up coming assessment and the non-communicative leadership of our current board.

&gt;

> Each time an update is sent out for addresses and phone numbers I submit my information. Each time we have a change in management companies I send my correct information. So it never ceases to amaze me how things are still delivered to the Twin Shores address! Mailings regarding the annual meeting and if I have an infraction to the myriad of rules seem to be mailed on time to the correct address but yet the ones which will have a direct impact on my finances never seem to make it to me in a timely manner. I was in the park this past weekend to take care of some hurricane damage to my unit - my sister-in-law informed me there was mail in my mailbox! When I retrieved it - it was the notice of the September 27th meeting along with a copy of the assessment paperwork. What a lovely surprise!

&gt;

> While I was in the park I was disturbed by the discussions I had with my sister-in-law, as well as other members of the community, regarding many of the actions taken apparently unilaterally by the board. I was told the board decided, without bids, to change the cleaning company and now fewer services are offered for a higher monthly cost. I was told committees vital to communication, such as the finance committee, have been eliminated. I was told the board distributed part of the money market account to the villa owners following a flood issue and it has not yet been replaced although it has been well over a year. I was told the board did not get quotes for demolition of Unit 51 but went with a single construction bid even to the point of paying upward of \$20,000 for the work which has yet to be commenced all the while being assessed a daily/weekly penalty by the Town of Longboat Key for the stairs. If I remember correctly our by-laws require bid submission prior to contracting. If bids were submitted could they please be submitted along with the rationale for the decision to pay a retainer?

&gt;

> I also felt a general distrust from those I spoke with regarding the actions of the board. After reading through the paperwork for the assessment I too am wondering what the rationale is behind the rather rapid timeline of this assessment. There are many in our community on fixed incomes who will find it difficult to fund a \$2500 assessment in less than three months. Those of us who are still working also have financial needs that make this type of rapid funding difficult. I also find the reported comment made by one of the directors that if someone could not afford the assessment they should just put a sign up and sell their unit to be both unfeeling; irrational and certainly not reflective of someone I want to continue to represent me on the board.

> I urge the current members of the Board of Directors to listen to the community and understand that communication is the key to leadership. One-sided decisions coupled with faulty communication lines will only lead to a vote of no confidence from the members. This appears to be where we are headed and is not where I want our community to go.

&gt; Geraldine Urse 60 Twin Shores Blvd.

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&gt; Sent from my iPad



Cathy Enneper &lt;tshoressecretary@gmail.com&gt;

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**Concerns raised**

1 message

**Jeannine Doyle** <jd@americancleanair.com>

Wed, Oct 19, 2022 at 4:47 PM

To: Sue Griswold &lt;sfgriswold@msn.com&gt;, rheiniv@gmail.com, Cathy Enneper &lt;tshoressecretary@gmail.com&gt;, chrisrichard60@gmail.com, donlane54@gmail.com, gmskykes@gmail.com

Twin Shores Board Members.

Unfortunately we missed the Town Hall meeting deadline to write our concerns.  
(We thought it was to be discussed at the board meeting this coming Friday)

We very much appreciate the hard work and long hours that the Board gives to Twin Shores. We understand that you can never please "all the people, all the time!" However, we are very concerned that the views of the owners are being unheard and major decisions and expenses are going forward without everyone's input.

When we purchased our property 8 months ago, we thought that we would share in the decision making.

Please register our concerns about these changes and lack of input from the owners. We feel the betterment of the community is allowing the majority to rule and not just the board members. We also feel that there are a lot of unhappy owners, unfortunately.

Thank you for your work and for addressing the concerns.  
We look forward to seeing everyone very soon!

We apologize that this is late, but we want our concern to be heard.

Thank you very much.

Sincerely,

*Jeannine & Fred Doyle #27*



#6

190

October 20, 2022

Good morning to the Board of Directors, Twin Shores Beach and Marina:

Thank you for the opportunity to address the *Notice of Proposed Special Assessment*, dated September 27, 2022 and received from Capstone Association Management (Capstone).

The notice received from Capstone details five infrastructure projects **“that need to be completed over the next 6-12 months at Twin Shores.”** That statement, specifically using the word “need,” is subjective at best. Painting the Clubhouse is proposed to improve the park aesthetically.

As we go deeper into a recession and with so many of our Members on fixed incomes, it is financially irresponsible for the Board to task our residents with such a difficult financial stress by suggesting five major projects within a one year period. Additionally, with Hurricane Ian requiring large parts of Florida to be repaired, contractors and supplies will be at both a premium and difficult to procure. This work could and should be completed over a 2-3 year period, which is both more realistic and less taxing on our residents as monies could be received and saved over time.

### Paving and Painting

Per the Prospectus, Article VII 7.4 (e) (*see below*), paving of the streets and painting of the clubhouse should be paid for by our HOA fees as approved by the Annual Budget and held as reserve accounts. In March 2021 and reported on April 21, 2021, Twin Shores had \$596,127 total cash on hand and an operating account of \$338,187.

Questions:

- a. Why are paving and painting being included as part of a Special Assessment?
- b. Where is the money that is supposed to be held in reserve for various projects?
- c. Capstone states the Clubhouse is expected to be completed Fall 2022. We are quickly approaching Winter 2022. Has a company been hired?
- d. What is the current total cash on hand and operating account totals?

### Eliminating Committees

At the August 19 Board Meeting, the Finance Committee asked why they have not received a full copy of the financial statements each month.

At the following meeting, All committees, including the Finance Committee, were dissolved.

Questions:

- a. Was the committee dissolved because they wanted to review the finances and where the money is going?
- b. Is there NOT a need for Checks and Balances, especially with our Members Monies?

- c. The Board had approved a Credit Card for the Social Committee: Where is it, has it been cancelled, what is the balance?????
- d. Per Article VII 7.10, the accounting records of the Corporations shall be open to inspection. Where is this kept and how do we review these reports?
- e. When will Members receive the annual record of expenses **including All Receipts**?
- f. The Audit was supposed to have been completed in September. When will All Members receive a copy?

### The Marina

The marina has an annual budget of \$15,000 in 2022 and an additional \$15,000 in 2023 proposed Budget. Additionally, slip fees generate additional funds.

Questions:

- a. Why are slips tacked on to a Special Assessment when there is a Budget for it?
- b. Why haven't slips been being replaced using this money as needed in the past?
- c. Where has the Annual Budgeted Marina Money gone if nothing has been done to them for several years allowing them to fall into disrepair?
- d. Where does the money generated through the leasing of the slips go?
- e. Since the board has deemed that it will raise the Slip fees again for Boat Owners currently leasing slips, does this money get used **ONLY** for the Marina?
- f. The entire section of the Repairs and Renovations to the Marina reads ludicrous in its ambiguity. We know the numbers as we have already replaced slips this year.

### Unit 51

At this time, Unit 51 is the only project that has been bid on or has permits in the works at an undetermined cost of between \$50,000-\$55,000. This Contract has NOT been signed by the President nor have final permits to begin work been approved by Longboat Key.

Questions:

- a. Why does the Board want to hold \$232,800 of Member monies for a \$50-\$55K project?

### Sewer Pipe Replacement

The Sewer Pipe Replacement has received a "quote" not a "Bid". Capstone wrote this work would begin in early spring.

Questions:

- a. Has a Company been Hired? If not, when?
- b. Has the Board received or obtained more than one quote?
- c. How long to complete structural engineering maps and plans?

- d. How long to apply for permits and get authorization from Longboat to commence Work?
- e. Capstone stated the work is expected to commence in Early Spring. How is this possible if a Company has not been procured?

### COMPENSATION TO THE BOARD

Per the Prospectus, the President and Vice president cannot receive compensation. However, Article VI. 6.6 states that the Secretary and the Treasurer may be compensated.

Question:

- a. Are the Secretary and Treasurer receiving Compensation?
- b. If so, what is it and/or how much are they receiving?

**In Summary**, there is a GREAT deal of frustration and distrust from a majority of the members of Twin Shores. The Board has been made aware of the financial stress this assessment will place on residents. Instead of proportioning monies on an annual basis for certain projects to be completed, the Board wishes to collect All monies upfront and then Attempt to complete them all within a 12 month period. This is both a Callous and Arrogant way to work with people in your community.

Questions

- a. Is it the intent for the Board to place liens on properties of those who cannot pay, if this assessment is passed?
- b. Are Any Board Members working with investors interested in purchasing in Twin Shores and thus will receive compensation if some residents need to sell because they cannot pay for these assessments?

You, as the Board requested the positions you sit, and were elected in good faith to fulfill this position, excepting one. While I can understand the time and effort required to do a thankless job, I also understand it is the Boards responsibility to act in a fiduciary capacity. To clarify this terminology for the Board.

A fiduciary is a person or organization that acts on behalf of another person or persons, putting their clients' interests ahead of their own, with a duty to preserve good faith and trust. Being a fiduciary thus requires being bound both legally and ethically to act in the other's best interests.

Cordially

Renee and Steve Scherr, Unit 90

## ARTICLES NOTED WITHIN LETTER

### Article VII

6.6 Compensation. The President and Vice President shall not receive compensation for their services. The Secretary and Treasurer or Secretary-Treasurer may be compensated upon the affirmative vote of two-thirds (2/3) of the Board of Directors.

### Article VII

#### 7.4 (e)

The proposed annual budget of common expenses shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to those expenses listed in Section 719.504(20), Florida Statutes. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but not be limited to, roof replacement, **building painting and pavement resurfacing**.

7.9 Accounting Review or Audit. A review of the accounts of the Corporation shall be made in compliance with law from time to time as directed by the Directors. A copy of any report received as a result of a review, audit or written summaries thereof shall be furnished to each member of the Corporation. The report shall meet the requirements of the Florida Statutes. At a duly called meeting of the Association, a majority of the voting interests may waive the requirement to compile, audit and review such financial reports, however financial reports required by 719.104(4)(a) F.S. will be timely provided to the members.

7.10 Accounting Records and Reports. The accounting records of the Corporation shall be open to inspection by members or their authorized representatives at reasonable times, and written summaries of them shall be supplied at least annually. The records shall include, but not be limited to, (a) a record of all receipts and expenditures, (b) an account for each membership certificate designating the name and current mailing address of the member, the amount of each assessment, the dates and the amounts in which the assessments come due, the amount paid upon the account and the balance due and (c) question and answer statement as provided in Section 719.504, Florida Statutes. All records and reports shall meet the minimum requirements of Chapter 719, Florida Statutes.

At the following meeting, All committees, including the Finance Committee, were dissolved.

#### -Questions-

- Was the committee dissolved because they wanted to review the finances and where the money is going?
- Is there NOT a need for Charles and Deborah, especially with all Members Missing?

#7  
#47

10/20/22

Letter to the Board of Directors of Twin Shores Beach and Marina,

Let me start by saying I am not opposed to an assessment. I clearly understand that our sewage system needs replacement or repairs along with the roads needing repaved.

I know that the board of directors were voted to be our voice and to have the shareholders best interest in mind. With an assessment amount this large, (523,800), (5,400 per shareholder), I personally feel that there should have been a special meeting held to discuss the assessment with the shareholders of our community. This would allow the shareholders to have some input on the amounts due and the due dates. With people in our community on fixed incomes, the amounts could be too much for some people, not to mention the dates chosen are also dates where our quarterly fees are due creating an even larger hardship for some. We all come from diverse backgrounds which includes income potential, meaning every shareholder does not have the same amount in checking or savings. .

If the repair projects cannot be started for sometime in the future why are we collecting all of the monies upfront? With the cost of building supplies skyrocketing, what if the amount quoted is not sufficient to cover the necessary repairs?

Was there any consideration given for other payment options? Why just 3 payments options provided? The assessment could have been spread over a longer period of time due to the fact that these repairs will not be made for some time. I have heard that it may be 2-3 years before the projects can be started. This was hearsay. So I am asking for the correct answer. When will these projects be started? Why not one project at a time?

The previous assessment, (villa related). We had meetings regarding the assessment. We had an opportunity to voice our opinions and concerns. Instead we received a letter from the Management company with the news of the assessment

Our community came together to help with fund raisers for the completion of our pool. Which has been a huge asset to our community. Why no option for any fund raisers to offset the amount of the assessment?

Multiple committees have been eliminated, I would like an explanation as to why? The fact that some committees have been eliminated does not leave me with a warm fuzzy feeling.

Unit 51

The letter received from Capstone states a quote was received to tear down unit 51 with a cost of 50,000 - 55,000. I understand that a shareholder.(who is also a contractor) within our Twin Shores Community stated he could tear it down for 10,000. Why would the board not be interested in researching this voiced bid. If we have someone that can tear it down for less then why not take it into consideration.

We need a community that works together for the good of the park and its people. We need better communication for all upcoming changes. Shareholders should not be left out without a voice.

Regards,

Carmen Urse  
Unit 47

#8

UNIT 90

STEVE

October 20, 2022 Good morning to the Board of Directors, Twin Shores Beach and Marina:

Thank you for the opportunity to address the Notice of Proposed Special Assessment, dated September 27, 2022 and received from Capstone Association Management.

As one of the ownership members, I would like to express my questions and concerns regarding the amount of money being asked from us and the rationale behind the determination for these projects. I apologize that I cannot be there to address these concerns in person.

First let me state that I understand that being on the board is a completely voluntary, personal and family time consuming, and predominantly thankless job. That said I feel that most of the animosity I have been hearing expressed is due to a lack of communication and at least a perceived lack of transparency.

1) At the risk of repeating what others have probably already voiced, I do not see the validity in assessing the entire amount that has been determined by the board as necessary in one very large lump amount and then holding our money for two to three years until the funds are required. The amounts being required from each member are in my opinion unnecessary to be surrendered so far in advance. With the recent hurricane and the burdens that is imposing on the construction industry there is no possibility that these projects will be completed within a 12 month period. I feel we should keep our money in our own bank accounts earning our own interest until they are actually required.

An additional issue I have with this pre-collection of funds method of thinking is that we were 50 miles from the complete destruction of this park by Hurricane Ian. I would certainly prefer that if the park is destroyed next year that I have my money versus it sitting in a fund to paint a non-existing club house.

**My understanding of the explanation we received during the town hall meeting was that the state does not like to see multiple requests for assessments and they question how the board is making decisions.**

With COVID relief bills, Hurricane disaster funds, and the looming possibility of an economic recession as a backdrop, I cannot see where any state agency would not see the wisdom in only taking from members what is truly needed at the time. We have a wide cross section of economic security amongst our members from affluent to very insecure fixed income. This burden weighs very different on each of us.

**I am concerned that these decisions are being driven by those with the outlook of someone that does not feel this as a financial burden.**

2) I would like to address the timeframe for which these projects are proposed. By way of example, I am concerned that the plans will have the streets repaved before all electrical and plumbing issues are addressed leading to future destruction of the new asphalt and a waste of these proposed funds. I feel many of the concerns I

have heard being expressed would be easily clarified with a basic communication of plans and timelines. *(I would be happy to volunteer my time and experience to help with this).*

- 3) We live in, at least for now, a democratic society and that means we live with the members elected by the majority regardless of whether we personally voted for them or not, and that's a great system. However, we did not get the right to vote for one of the current board members that is having a great deal of influence and decision making for the park. To my knowledge there were no announcements of the vacated seat, or requests for any interested members to step forward.
- 4) I asked the question in the town hall meeting regarding the ownership of our roads as this is a big part of the assessments. I have been led to understand, (and possibly am wrong) that the county or city owns Gulf Shore's roads and thus maintains them and bears the cost of upkeep as well as the plumbing underneath. I am not sure I understood the explanation as to what negatives there would be to this or why it would not be possible to petition the city/county? *(Again, I would be glad to offer my help and be part of the solution not just the complaining.)*
- 5) Our current association dues are in the budget to maintain the Marina and the clubhouse. Why do we need to assess more money for these projects, as well as raising dock fees? Was there money from the insurance company from Hurricane Eta for the damage to the marina? If so was the payout inadequate to repair the marina, or was it used for a different purpose?

Sincerely



Steve Scherr, Unit 90

one Shareholder's Opinions

I propose that a special election be called to remove members of the Twin Shores Board who <sup>have</sup> acted adversely and irresponsibly for the health and best welfare of the Shareholders. The lack of transparency and the secrecy the Board utilizes to ram decisions down Shareholders throats has caused great dissension and unhappiness in our once happy park beginning with but not limited to disbanding Committees. Twin Shores has always been run by neighbors helping neighbors in the running of the park - social committees, infrastructure committees, investigatory, fiscal committee, and a planning committee among others. These Committees have brought continuance, and stability relying on the traditions and past knowledge of the history of Twin Shores, plus the camaraderie that occurs with neighbors helping neighbor in work and play. This Board has destroyed that by disbanding



committees.

Firing the groundskeepers that did an excellent job - a hard working family to hire - one person whom is lacking is another bad decision by the Board again done irresponsibly and secretly.

Raising the HOA fee dramatically was another misstep affecting many retirees who do not have the funds available that three of the new Board members Sue, Tom, Chris have available to them. This Board seems to feel that it would be a good thing if developers took over especially if they own two units. They DO NOT have the best interests of the residents in mind. This Board acts as dictators furthering their own interests and not in the best interests of the residents. Their lack of transparency and failure to receive input from shareholders is of prime concern.

The proposed new assessment again is another example of the Board's irresponsibility done without consensus from shareholders or concern for

Their welfare mentally and fiscally which is another quality of life issue.

I think it is safe to say that the quality and harmony of life has been greatly decreased in Twin Shores by the dictatorial actions of our present Board. Is it time to call for a new election, resignations or even to contemplate suing Board members for malfeasance. ?

Barbara Ann Manning



Cathy Enneper <tshoressecretary@gmail.com>

## Input for Twin Shores Oct. Board Mtg Special Assessment

Sheryl Muller <muller.sheryl@gmail.com>

Fri, Oct 21, 8:29 AM

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1725 Rikisha Ln.

Beaumont, TX 77706

October 21, 2022

Dear Twin Shores Beach & Marina Board Members and Owners,

This month has flown, and here it is the morning of the Board meeting. Hopefully, you all will still kindly read my letter.

My opinions, input, & questions:

1) There must be a financial audit done going back many years. That audit must be fully disclosed to all owners before any assessments are made or collected. The owners must know what has happened to all

the money collected in the past before being willing to cooperate with any future assessments.

2) I vehemently oppose the proposed special assessment.

That huge assessment is extreme. Our country is in a recession, and budgets that have been tight are now even tighter. It is not right to hit us all with an enormous assessment. It was pointed out after the board meeting in July (the week before the July 15<sup>th</sup> meeting), that there are some owners who live on limited fixed incomes. Many of you may not understand, but for the people on fixed incomes, such a huge assessment will cause them distress and might be nearly impossible for them to meet.

3) Proposing to make an assessment for all the projects all at once is too much to ask/demand. I suggest that one and only one project be selected to go forward with at this time. And, in the future, only one project at a time should be considered.

4) I am also very opposed to taking out any type of loan or line of credit.

5) More than one written bid per project should be obtained. (Preferably, get at least three bids.)

6) The marina should fund itself. Do not do anything to the marina that cannot be paid for from boat slip rentals. No assessments on owners should be made for the marina.

7) There should be enough money available to pay for painting the clubhouse without an assessment. (If not, why isn't there? Where does our money go? Need the audit.) Perhaps volunteers?

8) The roads are not in "poor condition". I drove & walked on the roads in July & found them to be just fine (except where digging was being done). The roads in the entire park do not need to be re-asphalted nor graded. The companies that have done or are doing the digging for electrical, water pumping, etc. should repair the parts of the roads that they damaged. Legal action should be taken against the neighboring properties that have created run-off drainage from their properties to Twin Shores. Our roads are not like city streets with lots of traffic; they are more like a series of driveways. The roads are not an urgent project. Do not make an assessment for roads.

9) Questions about the sewer lines: What parts of the sewer lines have been replaced in the past (under what parts of Twin Shores), and when was that done? Are those parts still intact? Under what parts of Twin Shores are the sewer lines "nearly 70 years old"? Have the older parts created serious recurring problems? Do all the older parts need to be repaired at the same time? Are the older parts in urgent need of replacement? If not, don't do the replacement now. If the problem with the sewer is urgent, the sewer work may be a project that actually needs to be addressed at this time.

10) Finally, there is Unit 51. I don't know the details, but it sounded like there were poor decisions made at some point by some people that resulted in the City of Longboat Key requiring repairs to be done with a permit and according to code. Are not those responsible for the poor decisions and resulting issues with the City to be personally held accountable? If not, why not? Why are all of the rest of us having to be assessed for the imprudent actions of others? So, as I understand it, because of the poor choices of some people, something must be done with Unit 51 in order to comply with the City. There should be more than one bid (preferable 3 bids) from which to choose. It seems like the bid you have is too high. It seems like there should be money available without an assessment.

11) I agree with Linda Huber's letter that was read at the Sept. 16<sup>th</sup> Board meeting.

Thank you.

Sincerely,

Sheryl Muller (#5)

[muller.sheryl@gmail.com](mailto:muller.sheryl@gmail.com)

409-283-1983

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#10 UNIT  
VICKI

### Correspondence for October 21, 202 BOD Meeting

Especially after listening to shareholders who are retired contractors and present contractors, it will be quite a while before we can get big projects done in the park at reasonable material supplies and labor costs.

At one meeting there was talk about having 4 assessments for \$1350.00 that still comes to \$5400.00. I don't see the need to collect all of the money in 3 installments at this time and especially the largest installment being in January of this coming year. The Board could rethink that and still get the same amount of money.

Many shareholders aren't comfortable with the Board having control of that much money after taking \$105,000.00 of shareholder money to pay for villa flooding. I hope you have a plan to return that money.

Some Board members feel that we haven't taken care of the park for years. We feel we have done an adequate job and we worked together. We were known to be friendly and worked together compatibly with each other. That has changed dramatically with moral down as low as it is.

The debacle regarding #51 should never have happened. We now have to make up for that revenue lost, plus we hear a different story every month about the cost to do something about it.

We used to have our management rep and one or two shareholders go around to make sure all properties were well maintained, free of junk in carports and patios so it was pleasing when driving in the park and for neighbors. Page 9 of the prospectus, Unit A.

Another issue we have is no one is in charge of parking. Isn't it the Board's responsibility to help maintain our safety? Especially in the summer time we have no idea who is here and if they should be or not. We could usually tell if there was a different car in a shareholders parking space which helped identify strangers we see in the park. At the very least a diagram could be posted, not just telling us you have one. There are no slips in the boxes to put on the car's dashboard.

According to page 31 of the Prospectus we have the right to inspect all accounting records including receipts and expenditures. We don't get receipts and expenditures each month. We see the balance sheet but I for one want to know where the money actually went. Anyone else can ask for it also. I am requesting to see the whole financial every month. I see our legal is over budget. If you are going to spend again, our money on legal shouldn't there be a report on the findings?

What is the big deal about changing our fiscal year starting in January? Association taxes are due the 15<sup>th</sup> of the 4<sup>th</sup> month after our tax year.

This brings up another question. If we change our fiscal year, do we change our annual meeting? If so, it doesn't seem right that our annual meeting will be prior to the majority of shareholders being present in the park. Also, would we be changing Boards mid-season?

Our past management rep used to walk the park weekly to report and/or write letters with fines for unsightly properties and especially warn with letters and fines for items left out when they went home. This used to be on our March meeting agenda. Nothing like this happens anymore and especially prior to hurricane warnings.

Why is there no follow-up to questions asked at meetings? The agenda is so small and minutes are so vague that it is hard to know what is going on in the park. I asked months ago what ever happened to the idea of lights at the entrance of the park. Sue said, she will check but there was no update.

Correspondence has not been attached to the minutes, nor have questions or comments from shareholders for the Good and The Welfare.

Vickie VanMeier

#49

As a shareholder, I don't like the idea of the Board having control of that much money after being responsible for the maintenance of the park. I hope you have a plan to return that money.

Over the years, members feel that we haven't taken care of the park for years. We used to have done an adequate job and we worked together. We were working to be friendly and worked together compatibly with each other. That has changed dramatically with a total loss as low as it is.

The details regarding the Board should never have happened. We now have to make up for that revenue but, just as we hear a different story every month about the cost to do something about it.

We need to have our management team and one or two shareholders go around to make sure all supporters were well maintained, free of junk in cars and on patios so it was pleasing when driving in the park and for neighbors. Page 9 of the prospectus, line 6.

Another thing we have is no one is in charge of parking. Is it the Board's responsibility to help maintain our safety? Especially in the summer time we have no one who is here and it may should be or not. We could easily tell if there was a different parking area or a parking space which helped identify strangers we see in the park. At the very least a sign should be posted, not just telling us you have one. There are no signs in the house to put on the car's dashboard.

According to page 32 of the Prospectus we have the right to inspect all accounting records including receipts and expenditures. We don't get receipts and expenditures each month. We are the balance sheet but I for one want to know where our money actually went. Anyone else can see for it also. I am requesting to see the whole financial picture. I see our legal is over budget. If you are going to spend again, our money in light shouldn't there be a report on the findings?

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This brings up another question. If we change our fiscal year, do we change our annual meeting? If so, it doesn't seem right that our annual meeting will be prior to the majority of shareholders being present in the park. Also, would we be changing Board's size?

Our past management agreement to walk the park would be replaced by some letters with fines for unsightly properties and especially work with letters and fines for some left out when they want to be. This used to be on our March meeting agenda. Something like this happens anymore and especially prior to hurricane warnings.