

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

Time: 9:00 AM

Date: November 18, 2022

Location: Twin Shores Clubhouse & Zoom

MINUTES

Call to Order: The meeting was called to order at 9:01 AM by Tommy Rheinlander, Vice President.

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

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

Approval of Minutes: A motion was made by Tommy Rheinlander, 2nd by Chris Richard, to approve the minutes as presented from October 21, 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: The maintenance and infrastructure reported that they have not been used for any recent projects.

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** One loan has occurred since the last meeting.
- **Beautification:** Beautification committee reported on the condition of the park landscaping since D & G was hired.
- **Social:** Don Lane provided the social committee report with all upcoming events.
- **Pool:** NA
- **Dock Master:** Cathy Cartier reported that one slip had been reassigned. It was proposed to locate a new spot for the kayak racks. The docks require repair to avoid liability and increase values in Twin Shores.

Old Business:

- **Update #51:** Twin Shores is waiting on the permit to be approved by the Town of LBK.
- **Stormwater Drainage/Gulf Shores Drainage Update/Beach Harbor Update:** No update due to delay from Hurricane Ian.
- **Update on Termite Tenting & New Date for South Villas:** The South Villas are rescheduled for November 21st to be tented for termites.
- **Update on Office Repair:** Don Lane reported that he has been unable to get a contractor out to provide a proposal.
- **Clubhouse/Villa Painting Update:** Scheduled for the first and second week in December.
- **Electrical Lines/Burying Update:** NA

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New Business:

- **Marina Owners Storm Preparation & Responsibilities:** The State has rescheduled Twin Shores marina inspection.
- **Lift Station:** A motion was made by Cathy Enneper 2nd by Don Lane to purchase a generator not to exceed \$500. **The motion carried unanimously.**
- **Marina Repairs:** The Board of Directors agreed to obtain additional estimates and a final cost from the current vendor on the dock repairs.
- **Villa Insurance Money Collection from Insurance Payout:** Sue Griswold reported that there has been no response from the adjusters regarding an update on the status of the reimbursement. Twin Shores will need the attorney to send a letter requesting an update.
- **Reserve Monies/Interest Rates:** Chris Richard reported he is obtaining rates from other banks to get the highest interest rate for the reserve and special assessment funds.
- **Violation Inspections:** The Board of Directors and Capstone will schedule a walkthrough for violations around the park.

Adjournment: With no further business to discuss, the meeting was adjourned at 10:40 AM.

Good & Welfare: A reminder for owners to clean their dryer lint filter and consider amending the Rules and Regulations.

Q&A With Attorney: Attorney Michael Wallach was present and addressed questions from the shareholders.

Respectfully Submitted
Dylan Clements, CMCA® | LCAM
Twin Shores Beach & Marina, Inc.

Beautification

Robert/Nancy Martin <alumas42@gmail.com>

Tue, Nov 15, 2:54 PM

To: Cathy Enneper <tshoressecretary@gmail.com>

I am working with Cathy so that she can relate to Landscaping what we expect him to do in the park such as trimming the gardens, weed killing, pulling dead plants, and watering. The board needs to hire a company to replace the dead palm tree on South side. We will plant pots down the road when Lauren and Al return. Thanks Nancy