

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

Time: 9:00 AM

Date: April 19, 2023

Location: Twin Shores Clubhouse & Zoom

MINUTES

Public Expression Regard Agenda Items: Waste Management pickup for bulk items, payment mailings, parking spaces, and hot water tank issues.

Call to Order: The meeting was called to order at 9:14 AM by Vickie Van Meier, President.

Determination of Quorum: A quorum was established with the following members: Barbara Bruce, Cathy Enneper, Chris Richard, Don Lane, Tom Lopes, and Vickie Van Meier.

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 Barbara Bruce, to approve the minutes as presented from March 16th, 2023. **The motion carried unanimously.**

President's Report: Vickie Van Meier read a written report that this Board plans to utilize volunteers and re-establish committees to include shareholder involvement. Linda Huber will resume sales/lease applications and request for work to be done by shareholders. Don Lane will restart the parking committee. Capstone Management will be utilized for major items around the park.

Treasurer's Report: Chris Richard reported on the April financials to date.

Correspondence: NA

Maintenance / Infrastructure Report: Tom Lopes reported on multiple repairs that were addressed by the infrastructure committee.

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** 1 rental.
- **Beautification:** Nancy Richard thanked Lauren and Frank for caring for the marina gardens for the season. All maintenance is completed within budget. The committee requests to replant the dead palm on the south side of the park.
- **Social:** If any shareholder wants to hold a special party, please let the social committee know. The committee is looking at the tv and fireplace in the clubhouse and should have an update next month.
- **Dock Master:** Wood for the marina dock replacements has been delivered.

Old Business:

- **Update #51:** The Town of LBK has inspected 51, and no issues were reported. The Board will get with Miller Construction to determine what is left to complete to finish the project.
- **Gulf Shores Drainage Update/Beach Harbor Update:** Tom Lopes and Bill Tow will meet with Beach Harbor to try and work together to resolve the drainage issues. The Board requested all attorney letters to be sent by Dylan for the Board's review.

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- **Gulf Shores Drainage Update/Beach Harbor Update:** Tom Lopes and Bill Tow will meet with Beach Harbor to try and work together to resolve the drainage issues. The Board requested all attorney letters to be sent by Dylan for the Board's review.
- **Update on Office Repair:** Tom Lopes will attempt to have another company review the repairs needed and will report back at the next meeting.
- **Repair Bar at Pool:** Barbara Bruce reported that the bar was ordered and is scheduled to be delivered this summer.

New Business:

- **Capstone Billing Procedure:** Dylan Clements reported that payments could be mailed to the Capstone office or the Miami lockbox. The Committee chairs will begin collecting the funds for the marina, storage, parking, kayaks, and sales/lease applications. Dylan Clements will pick up these payments when advised by each chair that money is available for pickup.
- **Committees:** The Board of Directors reinstated the following committees: infrastructure, finance, loan, rental, beautification, sales, and work to be done by shareholders.
- **Maintenance Man & Sending Out Workers:** A motion was made by Don Lane, 2nd Cathy Enneper to continue to have Tom Lopes do work around the park and be compensated for the work. Tom Lopes will agree to sign a hold harmless agreement. **The motion carried unanimously.**
- **Check Insurance Policies:** Chris Richard is trying to schedule a Zoom meeting with the agent to review all active insurance policies.
- **Update on Villa Insurance:** Chris Richard reported that the excess flood policy was never paid out on the overage from the villa insurance claim. Twin Shores must make up for the additional money spent in some way. No responses were received from the carrier. The Board should determine the next step to proceed.
- **Walking the Park:** The Board requested a day of the week for Capstone to walk the park to look at compliance and maintenance issues.

Good & Welfare: A request was made to have a WM dumpster for building materials for the park.

Adjournment: With no further business to discuss, the meeting was adjourned at 11:19 AM.

Respectfully Submitted

Dylan Clements, CMCA® | LCAM

Twin Shores Beach & Marina, Inc.

President's Report April 19, 2023

We are going to do things a little differently this year as you will be able to see by the agenda and as the meeting progresses.

In the past for the most part, we were a fun loving, working together community and we are going to get that back. We are starting with a clean up crew to clean the beach chairs. This will be done on Saturday April 22nd. Anyone that can help us we completely appreciate.

Our Management Company has been on pretty much 24/7 for things that we can take care of and keep track of. Thank you to the Management Company for taking this on in the past, but we feel you have enough to do.

We are going to alleviate our Management Company of some duties that are so unnecessary for him to do, such as keeping track of invoices for parking, south hot water, boat slip rental, and storage. We have volunteers to manage those aspects of our park and it should be easier for all concerned if those volunteers send out notices of these fees. The association will have stamps available as needed. Cathy Cartier for boat slip rentals, Donnie Lane for parking, Nancy Richard for storage, and I will help to keep track of hot water for the south side and let shareholders know what and when it is due. The volunteers will be responsible to give their lists and costs to the Management Company in a timely manner (hopefully by March 1) of each year for them to put on each individual's finance statement that can be seen on the Capstone web page.

To take off some of the Secretarial duties, Linda Huber has agreed to take on rental, sales applications and bring them to her committee and myself. This will also include work to be done by shareholders as it is easier for us to look at the homes and locations. When in doubt of requests we will certainly ask for the advice of the Management Company. This will help alleviate some of the secretarial duties as she will have plenty to do.

The infrastructure committee will be in charge of getting the appropriate companies to do work as needed in the park to get estimates and set dates for the work. We know they can go to Dylan when needed.

We are going to reinstate and regroup committees. I have a signup sheet for shareholders to sign for a few committees.

Respectfully,

Vickie VanMeier, President

Twin Shores Beach & Marina

Treasurer's Report

Balances as of April 18, 2023

Account Type	Balance	Notes
Operating Account	\$74,637	Includes \$13,200 in A/R
Money Market Account	\$14,671	
Social Committee	\$10,341	Excludes \$,1400 for Tiki Bar
Petty Cash	\$35	
Special Assessment Money	\$109,900	
Capital Reserves	\$153,527	
Total Cash on hand:	\$363,111	

Money Used from Special Assessment	Expense
Tear down of Unit 51	\$35,000
Painting of clubhouse	\$3,000
composite wood for boat docks	\$5,350
Total:	\$43,350

Insurance Claims & Expenses 2021

Flood Claim

NORTH VILLAS					
Date	From/To	Invoice No	Check No	Amount	
2/9/21	Occidental Fire		21226	\$196,110.10	Insurance Check
2/17/2021	ServPro	5546	3089	(\$11,040.00)	Slab
3/17/21	ServPro	5628	3113	(\$3,600.00)	Slab
3/17/21	ServPro	5610	3114	(\$7,292.54)	Extra floor
3/17/21	ServPro	5666	3115	(\$31,341.19)	1st Draw
4/22/21	ServPro	5833	3145	(\$31,341.19)	2nd Draw
5/12/21	ServPro	6012	3224	(\$62,682.38)	3rd & 4th Draw
6/24/21	Serv Pro	5507	2043	(\$106,249.54)	Emerg Services
6/29/21	ServPro	6191	3214	(\$3,070.80)	Mirror/door
6/27/21	Balance			(\$60,507.54)	

\$256,617.64

SOUTH VILLAS					
2/9/21	Occidental Fire		21225	\$149,339.14	
1/7/21	ServPro	5352	3046	(\$25,000.00)	Drywall/Paint
1/21/21	ServPro	5446	1211	(\$25,000.00)	1st Draw
2/17/21	ServPro	5534	3090	(\$5,464.85)	Punch out
3/3/21	ServPro	5490	3064	(\$45,000.00)	Phase 2 & 3
6/24/21	ServPro	5503	1211	(\$58,669.82)	Emergency Serv
6/28/21	ServPro	6184	3211	(\$6,598.22)	5th Draw
6/29/21	ServPro	6190	3213	(\$10,367.50)	Plumbing
7/29/21	Aqua Plumbing	Unit 110	Paid	(\$2,010.84)	
7/29/21	Aqua Plumbing	Unit 112	Paid	(\$3,980.44)	
7/29/21	Aqua Plumbing	Unit 114	Paid	(\$3,382.41)	
7/29/21	Aqua Plumbing	Unit 116	Paid	(\$3,444.56)	
	BALANCE			(\$39,599.50)	

\$188,938.64

CLUBHOUSE					
2/9/21	Occidental Fire			\$38,726.41	
	Occidental Fire	Supplemental		\$14,800.00	
				\$53,526.41	
3/1/21	ServPro			(\$5,000.00)	
4/15/21	Performance Dist		3137	(\$1,000.00)	Floor
4/15/21	Performance Dist		3138	(\$3,500.00)	Floor
4/22/21	Karen Kroll		3143	(\$128.39)	Table
5/5/21	Ann Dolan		3151	(\$221.00)	Hot Plates
5/5/21	Joan Fulchino		3154	(\$78.10)	
5/13/21	Susan Roeder		3162	(\$207.68)	Chair parts
5/13/21	Steve Scherr		3163	(\$302.20)	Bookcases
6/24/21	Emergency Service	5504		(\$9,218.61)	
	Air Conditioner	Estimate		(\$18,000.00)	
	Serv Pro	Kitchen Cabinet	Estimate	(\$19,000.00)	
6/27/21	Balance	Estimate		(\$3,129.57)	

\$56,655.98

STORAGE					
6/24/21	Emergency Service	5506		(\$2,518.95)	
6/27/21	Balance			(\$2,518.95)	

Total Insurance Received **\$398,975.65**
 Total Expenses Paid Out **\$504,731.21**
 Net Loss: **(\$105,755.56)**

TREASURER'S REPORT
TWIN SHORES SOCIAL COMMITTEE
APRIL 19, 2023

BALANCE FORWARDED: **\$7,983.90**

	PROFIT	LOSS
APRIL 8 COFFEE	\$ 17.69	
9 EASTER DINNER	71.00*	
15 POOL PARTY	<u> </u>	\$151.38
	\$ 88.69	\$151.38

*kept as petty cash

BALANCE: **TWIN SHORES SOCIAL ACCOUNT \$7,850.21**
 PETTY CASH \$120.53

LINDA HUBER, TREASURER

SALES FROM 2021-2023

2021-15			2022-7		
UNIT #	OWNER	DATE BOUGHT	UNIT #	OWNER	DATE BOUGHT
37	STRONG	12/3/21	27	DOYLE	3/7/22
56	MEDINA/GUEVARA	5/21/21	36	COX	3/7/22
73	DEXTER	10/7/21	40	GRECO	7/14/22
85	SULLIVAN	7/13/05	53	DOHERTY	2/5/22
89	VOLPE	10/15/21	70	ADAMS	7/1/22
90	SCHERR	4/12/21	75	STINETTE	2/22/22
95	VINEYARD/ESTES	5/10/21	102	BRANDLEIN	3/8/22
106	BATTERSBY	9/3/21			
110	ASAAD	8/29/21			
112	SYKES	3/25/21			
114	TRAUSE	6/21/21			
116	SAKNAI	6/11/21	63	WHITFIELD	2023
120	VELASCO-TRIPPE	6/1/21	98	MASON	2023
121	RHEINLANDER	6/18/21	88	DOLAN	2023
44	DEITZ				

6- RENTALS 2022
 12-RENTALS 2023
 2=RENTALS 2024

10-LOANS 2022
 1-LOAN 2023

STORAGE LOCKER REPORT

April 19th 2023

Annual renewal contracts for April 1, 2023 – March 31, 2024 have been sent out. All storage lockers are currently rented. We have 3 residents who currently have lockers and are on a waiting list for a larger locker. I was able to get 2 residents who currently did not have a storage locker off the waiting list.

I will be in contact with residents on the waiting list if there are any residents who will not be renewing their contracts and any storage lockers should become available.

Currently the office has a storage locker filled with boxes. If we were able to move the contents to the office that would free up another storage locker for a resident. Just a thought.

Also wondering how long we want to wait for folks who haven't paid before giving their lockers away.

Nancy Richard, Storage Representative

Beautification

1 message

Robert/Nancy Martin <alumas42@gmail.com>

Tue, Apr 18, 2023 at 9:51 PM

To: Cathy Enneper <tshoressecretary@gmail.com>, robert martin <alumas42@gmail.com>

We have had a good season. Many thanks to Lauren, Frank for caring for the marina gardens. They have given so much time and the gardens show that attention. Also thanks to Al and Dottie for buying, planting, and caring for the office flowers. The planters look so pretty with the supertunias. They have done this for many years now. They make our entrance to our park look so good. As always, this was done well within our budget. I would like to have the board hire a company to replant the dead palm on the south side. Also the grass should be cut by Cornukes on a regular basis. Thanks, Nancy Martin