

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

Time: 9:00 AM

Date: May 17th, 2023

Location: Twin Shores Clubhouse & Zoom

MINUTES

Call to Order: The meeting was called to order at 9:00 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 April 19th, 2023. **The motion carried unanimously.**

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

Correspondence: A request to amend the two-year rental memorandum was presented for discussion for the October meeting.

Maintenance / Infrastructure Report: NA

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** Linda Huber presented the updated list of rentals, sales, and loans. A motion was made by Don Lane, 2nd by Chris Richard to approve all items presented except for units 5A and 65. **The motion carried unanimously.**
- **Beautification:** Nancy Richard thanked all volunteers for their assistance in monitoring the landscaping and irrigation of the park.
- **Social:** If any shareholder wants to hold a special party, please let the social committee know.
- **Dock Master:** All boat slips are full and none on the waiting list.
- **Parking:** Don Lane reported that owners are parking in spaces that do not belong to them, and the spaces will be numbered to the unit and new parking passes will be issues.

Old Business:

- **Update #51:** The Notice of Commencement has been signed. The roofer requested payment before the work is completed. No payments will be issued until all work is completed.
- **Gulf Shores Drainage Update/Beach Harbor Update:** A meeting was held with Beach Harbor on the need to protect Twin Shores' property from their water run-off. Beach Harbor agreed for Twin Shores to act and will provide written permission for documentation.
- **Insurance Policies Update:** Chris Richard reported that a meeting was held with the insurance agent to discuss all policies. An appraisal will be looked at being completed to update the parks values for insurance purposes.

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- **Walking the Park Management:** A discussion was held that Capstone would be on-site walking the park for non-compliance on Wednesdays.

New Business:

- **Social, Docks, Storage, Rentals/Sales Committee:** The chairman for all committees will collect all funds to be provided to management for deposits.
- **Use of Credit Card:** Any purchase on the park's credit card will require the date, item, category, your name, amount, and receipt of purchase for the records.
- **Engineer For Road Project:** The infrastructure committee will locate an engineer to get a starting point for the road project.
- **Lattice Broken by Office:** Twin Shores removed the hazardous lattice that belonged to the park. It will be at the owner's expense if the owner wants to put up a fence.
- **Missing Video of Sewer System:** The Board discussed getting another camera scope of the system so we can view the condition of the piping system.
- **Hurricane Season:** All items stored outside the unit must be put away during your absence throughout hurricane season.
- **Shareholder Notices:** Hardcopy notices will be provided to those owners without a computer or email.

Good & Welfare: NA

Adjournment: With no further business to discuss, the meeting was adjourned at 10:25 AM.

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

Twin Shores Beach & Marina

Treasurer's Report

Balances as of May 16, 2023

Account Type	Balance	Notes
Operating Account	\$66,734	Includes \$8,775 from Reserves
Accounts Receivables	\$7,104	
Money Market Account	\$14,671	
Social Committeee	\$7,850	
Petty Cash	\$36	
Special Assessment Money	\$87,505	
Capital Reserves - Common & Villsa)	\$157,129	
Total Cash on hand:	\$341,029	

Money Used from Special Assessment	Expense
Tear down of Unit 51	\$35,000
Painting of clubhouse	\$3,000
composite wood for boat docks	\$5,445
Total:	\$43,445

STORAGE LOCKER REPORT

May 17th 2023

Currently storage locker #21 is available for rent. It is a small locker measuring 12 square feet and costs \$80 per year to rent.

Thank you to Vickie, Fred and Chris for helping me to empty out this locker and Tom for taking down the shelves.

All other storage lockers are currently rented.

There are 4 residents on the waiting list who currently have storage lockers and would like a larger locker should one become available.

I have reached out to a few residents that had not paid yet and have heard back from all but two. I will continue to follow up with them.

Nancy Richard, Storage Representative