

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

Time: 9:00 AM

Date: July 19th, 2023

Location: Twin Shores Clubhouse & Zoom

MINUTES

Call to Order: The meeting was called to order at 9:04 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 Don Lane, 2nd by Chris Richard, to approve the minutes as presented from May 17th, 2023. **The motion carried unanimously.**

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

Correspondence: NA

Maintenance / Infrastructure Report: Tom Lopes reported that the clubhouse door handles were changed. Mosquito repellent was applied to the pits in the park.

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** Linda Huber presented the updated list of rentals, sales, and loans.
- **Beautification:** NA
- **Social:** NA
- **Dock Master:** NA
- **Parking:** NA

Old Business:

- **New Form for Credit Card Purchases:** All board members and committee chairs are aware of the new credit card purchase form.
- **Engineering for Road Project – Father Joe:** The infrastructure committee will be researching engineers and discussing the grading with engineering firms before resurfacing the roads. More information will be presented at the next meeting.
- **Video Sewer System:** It was agreed that the sewer lines need to be inspected with a camera to determine the full scope of the sewer lines to be addressed.
- **Update on 51:** The final structural inspection will occur for unit 51 on July 19th. Final inspection results are pending.
- **Beach Harbor & Gulf Shores Drainage Update:** Beach Harbor approved Twin Shores installing a paneled wall to keep stormwater from flowing onto TS property. Once the rainy season begins, we will determine how well the wall solves the flooding issues.

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- **Chris Richards Update Insurance Policies:** Chris Richards reported that the insurance carrier recommended an updated appraisal for the property. This should be discussed further to determine if one should be completed, as it will affect the existing policy rates for the property.
- **Repair of Docks; Explain Submerged Land Lease:** A discussion was held on the submerged land lease and the annual cost of renewal.

New Business:

- **Tenting of Units 51/54/56:** Moving forward, unit 51 will not require a warranty or further pest control. Units 54 and 56 will need to determine if they wish to renew the termite warranty for \$285 per year, as this is the owner's responsibility.
- **Re-Instate Memorial Pavers at Pool:** The Board of Directors will discuss re-instating the memorial pavers at the pool in October when owners begin arriving back to the park. This helps generate additional income for the park.
- **Changing Propane Company:** Don Lane reported multiple estimates and a report on the existing propane tanks around the park. A motion was made by Vickie Van Meier, 2nd by Don Lane to hire Detweillers Propane and terminate Amerigas. Detweillers will replace all but one tank around the park and begin servicing the tanks. **The motion carried unanimously.**
- **Update on Office Repair:** Tom Lopes will begin repairs to the wood under the fascia that requires replacement and the wood framing around the windows.
- **Ratify Approval of New Landscaper/Cleaning Lady and Pool Service:** A motion was made by Don Lane, 2nd by Barbara Bruce to hire Duarte's Lawn Care (\$2,835 per month), Kim's Cleaning (\$10,000 per year), and Pool Service of America (\$525 per month). **The motion carried unanimously.**
- **Tiki Hut Bar- Old Bar Removed at No Cost to Park:** Don Lane and Tom Lopes removed the tiki hut bar at the pool.
- **Owners not Paid up On HOA & Assessments:** Shareholders were reminded that if you are not current on your assessments, your leasing rights will be suspended.
- **Correspondence Discussion on Unit Rental Regarding Karen Kroll:** A motion was made by Cathy Enneper, 2nd, by Don Lane to deny the exception to the rules to allow a rental for an owner that has owned for less than two years. **The motion carried unanimously.**
- **Pool Bids Fix Deck for Sinking Bricks:** A motion was made by Don Lane, 2nd by Cathy Enneper, to approve the estimate from R Webber Pavers for \$2,471 to repair the sinking pavers at the pool. **The motion carried unanimously.**
- **Add a Construction Dumpster for Season October-April:** Discussion was held about having a construction dumpster during the busy season. It was determined one will not be required at this time.
- **Walk The Park for Upkeep of Units:** Dylan Clements reported that 2nd notices of non-compliance will be going out. Please address any non-compliance matters by the deadline provided.

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Good & Welfare: NA

Adjournment: With no further business to discuss, the meeting was adjourned at 11:15 AM.

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