

TWIN SHORES BEACH & MARINA, INC.

AGENDA

WEDNESDAY OCTOBER 18th ,2023 9:00 AM CLUBHOUSE

PLEDGE OF PULBIC CONDUCT

We may disagree, but we will be respectful of each other. We will direct all comments to issues.
We will avoid personal attacks.

Pledge of Allegiance
Call to Order
Roll Call
Approval of Minutes
President's Report
Treasurer's Report
Correspondence
Infrastructure Report
Capstone Management

All
Vickie VanMeier- President
Cathy Enneper - Secretary
Cathy Enneper - Secretary
Vick VanMeier - President
Chris Richard. - Treasurer
Cathy Enneper - Secretary
Tom Lopes. - At-Large
Dylan Clements,- LCAM

Committee Reports:

Social Jeannie Doyle. Rental, Sales & Work Linda Huber Storage Nancy Richard
Beautification Nancy Martin Dock Master Cathy Cartier Pool Tommy Rheinlander
Maintenance Tom Lopes Parking Donnie Lane. Finance Vickie VanMeier

OLD BUSINESS:

- Engineering for Road Project- Father Joe:
- Chris Richards Update Insurance Policies:
- Memorial Pavers at Pool - Open to new owners if interested:
- Changing Propane Companies:

NEW BUSINESS:

- Bring back our Finance Committee:
- Assessment Money- What happens to money left over:
- Doors to Clubhouse stop water flooding - Donnie Lane has a solution:
- Road Reflectors - Tom Lopes:
- Repair Clubhouse Floor:
- Shareholders keep electric meters or attach them to their unit:

Good & Welfare:

Adjournment:

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

Time: 9:00 AM

Date: October 18th, 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 Don Lane, 2nd by Chris Richard, to approve the minutes as presented from July 19th, 2023. **The motion carried unanimously.**

President's Report: Vickie VanMeier provided a written report. See enclosed.

Treasurer's Report: Chris Richard reported on the September financials and account balances as of today.

Correspondence: NA

Maintenance / Infrastructure Report: Tom Lopes reported 941 Plumbing has installed new water heaters around the park. The committee will resume in November when shareholders return.

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** Linda Huber presented the updated list of rentals, sales, and loans. Linda Huber reported that she will be leaving Twin Shores. Linda Huber will be missed.
- **Beautification:** NA
- **Social:** If shareholders wish to host an event, please let the social committee know. Please see the bulletin board for all upcoming events.
- **Dock Master:** When the marina project is completed, a party will be held to celebrate the completed project and new docks.
- **Storage:** All storage units are taken, and two shareholders are on the waitlist.
- **Pool:** As a reminder, please rinse off before entering the pool.
- **Parking:** Don Lane reported that guest passes must be used for overnight guests in the park.

Old Business:

- **Engineering for Road Project:** The infrastructure committee will be researching engineers and discussing the grading with engineering firms when the committee returns in November.
- **Chris Richards Update Insurance Policies:** Chris Richards reported that he will contact the agent to begin working on the renewals in January.
- **Memorial Pavers at Pool – Open to New Owners if Interested:** If any shareholder would like a paver installed at the pool area, please contact Cathy Enneper or Vickie VanMeier.

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

- **Changing Propane Companies:** Detweillers is the new gas company for the park. Amerigas has picked up all their tanks as requested.

New Business:

- **Bring Back Finance Committee:** The committee will begin reviewing September financials and the 2024 budget moving forward. The committee is Robert Martin, Jonathan Roskopf, and Kay Brininger.
- **Assessment Money – What Happens to Money Left Over:** When all projects are completed, shareholders can vote on how to proceed with any leftover money, either returning it or transferring the funds to the reserve account. All projects allocated must be completed.
- **Doors to Clubhouse to Stop Flooding:** Don Lane has found a possible solution. A motion was made by Cathy Enneper, 2nd by Don Lane to test 2 barriers to order for \$900 each. **The motion carried unanimously.**
- **Road Reflectors:** A motion was made by Don Lane, 2nd by Cathy Enneper to purchase the road reflectors to light the roads as presented by Tom Lopes. **The motion carried unanimously.**
- **Repair Clubhouse Floor:** The Board agreed to continue to try and clean the floor before obtaining estimates to put down another coat of epoxy on the floor.
- **Shareholders Keep Electric Meters or Attach them to Their Unit:** Any owners with questions related to the FPL meter project and what shareholders need to do, please contact Vickie VanMeier.

Good & Welfare: NA

Adjournment: With no further business to discuss, the meeting was adjourned at 10:37 AM.

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

STORAGE LOCKER REPORT

October 18th 2023

All storage lockers are currently rented and we h
on a waiting list.

I will be in contact with residents on the waiting
storage lockers become available.

Nancy Richard, Storage Representative

Updates

Forums

in't wait to see you. It's better. Cathy O... 3:38 PM

ar - Greetings, Attached please find th... 3:19 PM

& MARINA, INC. Sorry could't get PDF t... 3:03 PM

l and I didn't get an agenda. I even che... 1:28 PM

rrears - Hi Donnie. Yes. Please find th... 1:13 PM

k Dylan Clements Chief Executive Offic... 10:12 AM

as confusing. OLD BUSINESS: Enginee... Oct 11

- Definitely needs to be discussed at a... Oct 9

k - I agree. I will pick up the document ... Oct 9

BOARD MEETING: OCT. 19, 2023

REPORT – NEW RENTALS, LOANS, SALES & WORK BY SHAREHOLDER

RENTALS

UNIT 11 SECOR TO SALLY & RAY DAWSON	DEC. 1, 2023 - MARCH 31, 2024
11 SECOR TO SHEILA TOMASI & MATT DAILEY	NOV. 1, 2023 – NOV. 30, 2023
12 DANZIG TO GERRY & JAN CELLI	JAN. 1, 2024 – APRIL 30, 2024

LOANS

5 KREMER TO GRANDDAUGHTER AMBER KNIGHT & FAMILY	OCT. 5 – 13, 2023
8 BRUCE TO DAUGHTER & SON-IN-LAW	NOV. 3 – 21, 2023
84 GRISWOLD TO NIECE, STEPHANIE ROOP & FAMILY	AUG. 2-5, 2023

SALES

17 CROSTHWAIT TO:

MICHAEL HOURIGAN

1401 PIGEON VIEW ST. ROUND ROCK, TEXAS 78665

CARRIE HOURIGAN (KEVIN)

4976 WESCOTT BLVD. APT. 911 SUMMERVILLE, SC 29485

52 RUFO & COHEN TO;

CHRISTOPHER & KRISTEN RINK:

9 PAIGE PLACE BLOOMINGTON, IL 61704

Work by Shareholder:

#52 Rink

Proposed color scheme:
white siding, black trim, shutters & railing
pink door

Approved 10/17/2023

Don Lane, Tom Hopes, Chris Richard, Vickie Van Meier

PARKING REPORT

I WILL BE MAKING NEW GUEST PARKING PASSES AND PUT THEM IN YOUR CUBBY HOLE.

PLEASE USE THEM WHEN YOU HAVE GUEST, HAVE THEM SIGN IN AND PARK IN A GUEST PARKING SPOT ONLY.

I WILL BE CONTACTING FURLOUGH AND ASK THEM TO REMOVE THEIR EQUIPMENT OUT OF THE PARKING SPOTS ON THE SOUTH PARKING LOT.

THERE ARE NO RENTAL SPOTS AVAILABLE.

REMEMBER THAT RENTAL SPOTS CAN NOT BE LOANED OR LEASED.

SUBMITTED BY DONNIE LANE

OCT 18, 2023

SIGN IN
BOARD MEETING
October 18 2023

1	Cathy Ernpson
2	St Ernpson
3	Lorraine & Bruce Rherlander
4	Linda Huber
5	Carmen Urse
6	LUIS RODRIGUEZ
7	Lorraine Boyington
8	Cathy Cartier
9	Donna Lane
10	Penno Neo
11	Juan Fulkino
12	Kathy Flynn
13	Lisa Dexter 73
14	Tom MAHoney
15	Johnathan Rosberry
16	Tom Lopez
17	John Ernpson
18	Jan DeDomenico
19	Guster King
20	Bert Miller