

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

Time: 9:00 AM

Date: November 15th, 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 October 18th, 2023. **The motion carried unanimously.**

Treasurer's Report: Chris Richard reported on the financials and account balances as of November 14th, 2023.

Correspondence: NA

Maintenance / Infrastructure Report: NA

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** Cathy Enneper reported on the two loans and two rentals.
- **Beautification:** The committee will walk the park to determine what needs to be completed.
- **Social:** The 2024 calendar is up on the bulletin board. If shareholders wish to host an event, please let the social committee know. Please see the bulletin board for all upcoming events.
- **Dock Master:** The marina project is completed. Minor touch-ups are currently being completed.
- **Storage:** NA
- **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. Every owner has received a guest pass; please use them.
- **Finance:** NA

Old Business:

- **Infrastructure Committee Meeting:** The committee will schedule a meeting to discuss upcoming projects.
- **Clubhouse Flooding – Don Lane Update:** Don Lane reported that the original plan will no longer work due to the size of the door. A new solution will be sought out and discussed in the spring.
- **Memorial Pavers at Pool - Open to new owners if interested:** Vickie Van Meier reminded shareholders interested in purchasing a paver for the pool area. Information will be compiled and sent out via email. A motion was made by Don Lane, 2nd by Barbara Bruce to use the funds collected

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

from this project to open a Pool/Beach Reserve account and put the funds in the account. **The motion carried unanimously.**

- **HOA Fees & Assessments Past Due:** A motion was made by Don Lane, 2nd by Barbara Bruce to amend the collection Policy as follows: all past due accounts moving forward will have 30 days to pay their dues without penalty. After 30 days, 18% interest per annum will be charged, and a \$25 late fee. Once the delinquency reaches 60 days past due, it will be automatically turned over to the attorney for collections, and a lien will be filed to proceed with foreclosure. **The motion carried unanimously.**
- **Electric Post Meter Reminder:** For any owners with questions about the FPL meter project and what shareholders need to do, please contact Vickie VanMeier.
- **Sewer Camera Results:** A town hall meeting will be held in January to review the results of the sewer camera inspection.

NEW BUSINESS:

- **Discussion Regarding Gate for Beach Access & Ramp:** The Board of Directors agreed that a gate for the beach area will not be installed but agreed to look into the possibility of installing a ramp.
- **Ratify Hot Water Heaters South Side:** A motion was made by Vickie Van Meier, 2nd by Cathy Enneper, to ratify the approval of upgrading and installing tankless hot water heaters on the south side of the park. **The motion carried unanimously.**
- **Ratify Marina Electric:** A motion was made by Vickie Van Meier, 2nd by Cathy Enneper, to ratify the approval of repairing the electrical damage caused by the most recent flooding at the marina. **The motion carried unanimously.**
- **Dock Master – Mandatory Class How to Tie Boat Correctly:** A motion was made by Don Lane, 2nd by Cathy Enneper, to require all boat owners to work with the Dock Master and to take a course on how to tie down your boat correctly. If the course is not taken by any lessee, their slip lease will not be renewed. **The motion carried unanimously.**
- **Discuss Front Office Use:** A motion was made by Don Lane, 2nd by Cathy Enneper, to keep the office and repair all damage to the office and repaint the building. **The motion carried 5-1. Chris Richard opposed the motion.**
- **Parking Issues:** Golf carts should not be parked in a parking space. Parking spaces are not to be re-assigned by owners or sublet to other owners. Parking is limited around Twin Shores. It was agreed that the shareholder of unit 121 that the parking bumper in front of the unit would be removed and the area will become a no parking zone.
- **Letter to #90:** The lot has overgrown landscaping and plants on the property. Some landscaping overgrowth was cut down, which resulted in a letter from the owner requesting reimbursement. A motion was made by Don Lane, 2nd by Tom Lopes, not to reimburse the owner for their damaged landscaping as requested. **The motion carried 4-2. Vickie Van Meier and Cathy Enneper opposed the motion.**

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

- **Cameras – Dale Mason:** Dale Mason agreed to donate a camera to the park for the clubhouse. More information will be gathered before further discussion is held.
- **Fining Committee:** A sign-up list for volunteers will be placed on the bulletin board. Any shareholder that wishes to volunteer for the committee, please sign up.
- **2024 Budget Approval:** A motion was made by Chris Richard, 2nd by Cathy Enneper, to approve the 2024 budget as presented. **The motion carried unanimously.**
- **Water Pipes:** The infrastructure committee will review the condition of copper pipes that are busting or suffering from pin hole leaks and present a possible solution to the Board of Directors for review.

Good & Welfare: No December meeting will be held.

Adjournment: With no further business to discuss, the meeting was adjourned at 11:03 AM.

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