

TWIN SHORES BEACH & MARINA, INC.

BOARD OF DIRECTORS MEETING

Time: 9:05 AM

Location: Twin Shores Clubhouse and Zoom

February 21, 2024

Board Meeting Minutes

Call to Order: The meeting was called to order at 9:05 a.m.

Roll Call: A quorum was established with the following members: Present, Vickie VanMeier, President, Donnie Lane Vice-President, Chris Richard Treasurer, Cathy Enneper Secretary, at large Tom Lopes, absent Barbara Bruce. Proof of notice was provided per Florida Statutes 719 and the Cooperative documents.

Treasurers Report: Chris Richard reported on financials and account balances. Several shareholders commented they did not receive their coupon books and were told to contact The Management Company.

January Board meeting minutes: Donnie Lane made a motion to accept the January Board Minutes, seconded by Cathy Enneper, approved by all.

Infrastructure Report: Tom Lopes Report enclosed.

Social: Report of past activities Thank you Johnathan for working garage sale in behalf of community donations.

Rental, Sales, & Work to be done: Cathy Enneper 1 rental, 4 loans and 1 sale to close on Friday.

Storage: Report enclosed.

Pool: Donnie Lane: Heater is not working, technician is checking to see if there is a recall, if not hope to get a whole new heater by Tuesday February 27. Will look into an awning to cover the pool equipment at a later date.

Fine Committee: Two have signed up, looking for one more shareholder to sign up.

Beautification: Nancy Martin reported that flowers have been planted in the front and back of the park. Still waiting for Juan to give us an estimate on replacing dead plants by clubhouse and fix irrigation.

Dock Master: Chris gave report in Cathy's absence that the new boat slip and kayak contracts have been updated and anyone who is not paid up as of March 31, 2024 will not get a slip. There was a motion to get stickers for kayaks made by Donnie and seconded by Chris to get these in order to keep track of kayak rack usage. Also, the Marina needs hose reels, Cathy made a motion to get them, Chris seconded it, motion carried and this will be done in April.

Parking: Donnie Lane report enclosed, still waiting for letter from Management to send out to all shareholders on new parking "Towing Signs."

Laundry: Cathy reported that some of the washers have been cleaned of rust etc. and technician said these are good washers and no need to replace yet.

OLD BUSINESS:

HOA Fees & assessment: 4 delinquent special assessments

Park Walk Through: Walk through was performed, see page 53 #13 in Prospectus, basically do not encroach upon the rights of other Lessees. This brings up another topic. We hear the term "my land" and according to the prospectus page 69 #42 the units as shown on the plot plan for Phase 1 attached to this lease may not be accurately shown as no individual survey has been made and lot lines have not been separately located or measured. As a community I urge you all to not put your chairs and grills against your neighbors' homes and respect that we need to live in harmony and again deal with the limited common areas between each home.

Painting Office: Donnie thanked all who helped paint the clubhouse. Chris stated that the sign by the front office still needs some paint and will plan to do that.

NEW BUSINESS:

Dumpster rules: Tabled until next month.

Clubhouse Doors: Donnie made a motion and Cathy seconded it to have Gary and Fred build something to keep the flooding out of the clubhouse. Motion passed and they will do this some time in April.

Tiki Hut Repair: Donnie and Chris will look into this.

Beach Chairs: A sign up list will be put up shortly to get volunteers to bring beach chairs up from the beach, wash and pick out which ones need repair. Vickie will try to find the company we bought them from.

Submerged and Lease: We have been non-compliant since 2022, Vickie and Dylan had a meeting with the Florida Environmental Protection and got a temporary lease agreement until a survey is completed.

Updated Committees: Are posted in the clubhouse and laundry.

High Water Alarms: After much discussion it was decided that individuals may get them on their own. The Association will not buy any nor take the responsibility if something goes wrong.

What is Stan: Very little discussion will bring it up at the next meeting for Dylan to explain.

New Buyer Interviews/Disclosures: Some discussion, we still don't know if the association interviews should get involved in the seller's disclosures.

FOR THE GOOD & WELFARE: Discussions on rabbit dropping near pool.

Missing pavers and holes around the marina, Vickie will check with Rob Webber. Encouraged shareholders to get Bricks-R-Us, Cathy will resend notice on how to do purchase them. Bob and Nancy Martin will look at dead trees on the north side of the Marina. Talk of a sound bar for the clubhouse TV. Will be brought up at the Social Committee meeting after the pancake breakfast. Lauren had a list of shareholders and their good deeds, financial help for TV etc. and report will be enclosed.

We certainly do want to thank all who pitch in and help with so many things around the park,

Adjournment: Donnie made a motion to adjourn, seconded by Chris

Respectfully Submitted: Vickie VanMeier, Cathy Enneper