

**Twin Shores Beach & Marina**  
**Treasurer's Report**  
*Balances as of February 16, 2024*

Account Type	Balance	Notes
Operating Account	\$34,377	
Accounts Receivables (A/R)	\$9,351	Past Due HOA / Assess Pymts.
Money Market Account	\$23,464	
Social Committeee	\$4,572	
Unused Special Assessment Money	\$279,418	See Notes Below (1 & 2)
Capital Reserves - Common & Villas	\$151,383	
<b>Total Cash on hand &amp; A/R:</b>	<b>\$502,565</b>	

**Notes:**

- 1). Unused Special Assessment Balance is in dispute. Dylans says balance is \$226,000
- 2). *Only 4 owners have not paid their 3rd round of assessments (due Jan 1, 2024) accounting for \$5,400*

Money Used from Special Assessment	Expense
Tear down of Unit 51	\$53,887
Painting of clubhouse	\$3,100
New Marina Slips	\$45,000
composite wood for boat docks	\$5,445
Sewer line cleaning & camera work	<i>Pending</i>
<b>Total:</b>	<b>\$107,432</b>

Pending payment of \$19,200 to Pipe Restoration Solutions  
not included

## **Infrastructure Report February 21, 2024 Board meeting**

### **Tom Lopes**

Electrical for north and south side marina finished.

All new water spigots at south marina docks, will look into north water spigots at a later date.

New electrical at marina for thrusters.

New hot water heater in clubhouse

Repaired broken sewer pipe north side of clubhouse.

Comcast in park this week working on underground.

Jetting and camera work in sewers to start on February 23<sup>rd</sup>.

Unclogged drainage pipe from units 72 to 84.

Cleaned drain pits in #85 street, combined 2 pumps on one line and installed another pump.

Ordered and installed new plastic piling cap at marina.

Installed second pump at #92 after combining 2 pumps into one line since only 1 pump was working at a time. Now we will have 2 pumps working at the same time.

Same as in street 85.

Reinstalled vent tubing for laundry gas dryers.

Electrician coming today to install new transformer that was flooded out by pool to keep lights on trees and garden.

Will be installing 2 more pumps at #79 and #99 in the near future.

Spent hours on phone contacting electricians, plumbers and waste management.

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**Social**

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**Jeannine Doyle** <jeanninesgardens21@gmail.com>  
To: Cathy Enneper <tshoressecretary@gmail.com>

Wed, Feb 21 at 1:07 PM

Hi, Cathy.

Let me know if you want something different than this.

Income from ticket sales:	\$1620.00
Income from 50/50 raffle:	<u>\$ 235.00</u>
Gross income	\$ 1855.00

Entertainment expenses:	\$ 750.00
Expense/ Food and decor:	\$ 646.11
Raffle payout:	<u>\$ 115.00</u>
Total Expenses	\$1511.00

Net Profit	\$ 343.89
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## **STORAGE LOCKER REPORT**

February 21, 2024

All storage lockers are currently rented and we have one resident on a waiting list. We also have one resident on the waiting list for a larger locker should one become available.

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

Renewal contracts have been prepared and will be delivered to residents in March. The contracts are due no later than April 1, 2024.

Nancy Richard, Storage Representative

## **POOL REPORT**

**IN THE PAST MONTH WE HAVE:**

- 1. REPLACED THE CAPACITOR ON THE HEATING UNIT**
- 2. REPLACED THE FILTER**
- 3. HAD THE SALT CELL CLEANED**
- 4. HAD A NEW TIMER INSTALLED**
- 5. REPLACED THE SALT-CHLORINE GENERATOR**

**THE POOL TEMP HAS FINALLY REACHED A TEMP IN  
THE 80'S.**



Cathy Enneper <tshoressecretary@gmail.com>

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## Beautification

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Robert/Nancy Martin <alumas42@gmail.com>

Tue, Feb 20 at 10:31 PM

To: Cathy Enneper <tshoressecretary@gmail.com>, robert martin <alumas42@gmail.com>

The flowers have been planted in the pots by the clubhouse. We are currently waiting for an estimate from Juan to dig out the dead bushes and replace with new ones. He will also fix the remaining sprinklers that are broken. Al and Dottye Van Iten are caring for the pots by the office and they are growing nicely and look so pretty. Thanks to Corliss Lopes for her help to Bob and me with planting the pots by the clubhouse. Thanks, Nancy

## **PARKING REPORT**

**PARKING RENTAL CONTRACTS WILL BE COMING OUT MARCH 1, 2024. AT THE PRESENT WE HAVE NO RENTAL SPOTS AVAILABLE.**

**WE WILL ALSO BE REASSIGNING SEVERAL SPOTS ON THE SOUTH SIDE OF THE CLUBHOUSE.**

**WE WILL BE PLACING SEVERAL "TOW ZONE AREA" SIGNS IN THE PARK.**

**1 SIGN OUT FRONT BY THE OFFICE AND**

**2 SIGNS NEAR THE MARINA.**

**AFTER PLACEMENT OF THE SIGNS WE WILL BE STRICTLY ENFORCING AND TOWING ANY VESSEL PARKED IN THOSE TOW AWAY AREAS.**

**WE ARE SORRY FOR ANY INCONVENIENCE TO ANYONE, BUT WE ARE FORCED TO TAKE THIS ACTION.**

**IF YOU HAVE ANY QUESTIONS , FEEL FREE TO ASK ME.**

**DONNIE**

## SPECIAL THANKS

A year ago, the social committee talked of buying a large TV for the clubhouse. Thanks to the generous and kind donations this project was underway. I would like to extend a huge thank you to John & Robin Murby for starting us out with \$250.00, Gary & Bettye Sykes for \$50.00, Carla Ogburn for \$20.00, John and Linda Sellinger for \$10.00, Tom & Lilia Mahoney for \$10.00, Lorraine Boyington for \$10.00, Marcia Gregg for \$10.00 and I apologize if I missed anyone.

### FIRST RESPONDERS:

Received 4 dozen Turner Donuts given by Al VanItten, Jack Brinniger, Frank Mazzoni, and our new renter Rodger Mcedoy.

Thanks for taking care of our Twin Shores residence. This has been a yearly event for the past 9 years.

Thank you, Kaye Brinniger for laminating directions for scrolling on TV. Directions are near the TV for all to use.

Thank you to Fred Doyle who organized a scrap metal dealer to come and pick up washers, dryers, air conditioners, bikes and other metal items.

Thank you all, Sincerely Lauren Mazzoni

### On behalf of the Board of Directors:

We would like to thank Tom Lopes, Tom Mahoney, and Mark Harrison for taking out and putting back dumpsters and recycling bins both weekly and biweekly as needed.

Thank you also to the volunteers that contributed money and time painting to repaint our front office.

It's so wonderful to see the community come together and enjoy working together to get much needed projects in the park done.

In March we will have volunteers help clean and sort out beach chairs. This was a project started last year, it went very well and we had fun doing it.