

TWIN SHORES BEACH & MARINA, INC.

AGENDA

WEDNESDAY, MARCH 20th, 2024, 9:00 AM CLUBHOUSE

PLEDGE OF PUBLIC 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	All
Call to Order	Vickie VanMeier- President
Roll Call	Cathy Enneper - Secretary
Approval of Minutes	Cathy Enneper - Secretary
Public Expression	All
Treasurer's Report	Chris Richard. - Treasurer
Correspondence	Cathy Enneper - Secretary
Infrastructure Report	Tom Lopes. - At-Large
Capstone Management	Dylan Clements,- LCAM

Committee Reports:

Social Jeannie Doyle Rental, Sales & Work Cathy Enneper Storage Nancy Richard/Tom Lopes
Beautification Nancy Martin Dock Master Cathy Cartier Pool Donnie Lane Fine
Infrastructure Tom Lopes Parking Donnie Lane Finance Kaye Brinniger Laundry Cathy Enneper

OLD BUSINESS:

- Vote to Change Dumpster Rule:
- Tiki Hut Update:
- Clubhouse Door Update:
- Beach Chairs (Set Date to Clean and Sort):
- Submerged Land Lease Update: Cost?:
- What is STAN?:
- Whose Responsibility to Notify New Owners of Flooding Issues?:

NEW BUSINESS:

- Lot Dispute:
- PRS Recommendations/Proposal:
- Speed Bump in #85 – 88 Block:
- Microphone System: Gary Bruce/Ken Strong:
- Reconfiguration of Parking Spaces and Tow Signs:
- Recycling:
- Marina Repairs:

REMINDERS:

- #1 HOA's due, Special assessment due
- #2 When you leave for the season, fill out the departure form.
- #3 When you leave put all furniture, flower pots, ornaments, etc. away for the season.
- THERE WILL BE NO APRIL BOARD MEETING

Good & Welfare:

Adjournment:

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SIGN IN
BOD MEETING
March 20th, 2024

1	Cathy Enryson
2	MATTHEW
3	Luis RODRIGUEZ #5
4	Griswold 84
5	Donna Lane
6	Karen Brønner #13/14
7	Hoskoff
8	Penny New
9	Ken & SHAWN Strong
10	S. C. Cuneo
11	Mike Deland
12	Jeannine Doye
13	And Doye
14	James Mazzoni
15	Frank Mazzoni
16	T Lopes
17	Kim Tynes
18	Maria Hegue
19	Laura + Dulce Masu
20	Laura Stonetta

TURN OVER IF FULL

SIGN IN
BOD MEETING
March 20th, 2024

21	Nancy Richard
22	Kathy Lynn
23	Bob Hill
24	Robin - John Murby
25	Bruce
26	P. Bergin
27	Wanda + Don McKay
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Twin Shores Beach & Marina

Treasurer's Report

Balances as of March 15, 2024

Account Type	Balance	Notes
Operating Account	\$3,466	
Accounts Receivables (A/R)	\$3,930	Past Due HOA / Assess Pymts.
Money Market Account	\$0	
Social Committeee	\$5,504	
Unused Special Assessment Money	\$287,000	
Capital Reserves - Common & Villas	\$151,922	
Total Cash on hand & A/R:	\$451,822	

Notes:

Only 1 owner has not paid their 3rd round of assessments (due Jan 1, 2024)

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	\$8,900
Total:	\$116,332

STORAGE LOCKER REPORT

March 20, 2024

All storage lockers are currently rented and we have one resident on a waiting list. We also have two residents 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 delivered to all current storage locker renters. The contracts are due no later than April 1, 2024.

Nancy Richard, Storage Representative

Beautification

Robert/Nancy Martin <alumas42@gmail.com>

Tue, Mar 19 at 11:03 PM

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

To start I want to thank everyone who has helped this season with beautification. As an interesting add on, I would like to make a short comment about our unusual century or agave plant on the south side of the clubhouse. It is blooming and only does this every 10 to 15 years. After a spire grows 10 to 15 feet flowers bloom on the spire and the mother plant dies and reproduces pups. It is worth a look if you have not seen this before. We refurbished both gardens by the clubhouse. Our landscapers pulled the dead plants and volunteers planted the pots with new flowers. The watering system was fixed by park members. We had a professional estimate for 1100 dollars and the job was completed for a couple of hundred dollars. This is why we always hope to have volunteers help out each season. Also volunteers have planted and cared for the beautiful pots by the office. It all helps to make our park more interesting and beautiful. Thanks for listening. Nancy Martin

POOL REPORT

WE ARE WORKING WITH DENVER TO GET OUR CHEMICAL LEVELS STRAIGHTENED OUT.

GOOD NEWS ..DENVER IS COMING BACK STARTING IN MAY TO SERVICE OUR POOL.

\$500/MONTH.

ABSOLUTELY IS NO ONE TO MESS WITH THE POOL EQUIPMENT OR
THE SKIMMERS. IF ANYONE DOES, THEY WILL BE RESPONSIBLE FOR ANY REPAIRS!
SUBMITTED BY

Donnie Lane

PARKING REPORT

VICKIE AND MYSELF WERE SERVED A CEASE AND DESIST ORDER FROM A SHAREHOLDER OVER A PARKING SPACE. DUE TO THE THREAT OF TAKING MYSELF AND VICKIE TO COURT OUR ATTORNEY HAS SUGGESTED THAT WE FOLLOW THE SUGGESTION OF THE SHAREHOLDER AND MAKE THE PARKING SPACE A NO PARKING SPACE. ON APRIL 1ST WE WILL BE PLACING TOW AWAY ZONE IN 3 LOCATIONS. THESE SIGNS ARE IN ALIGNMENT WITH FORIDA STATUES, WE WILL BE PLACING 1 IN THE FRONT OF THE PARK BY THE OFFICE AND 2 ON THE SOUTHSIDE OF THE CLUBHOUSE. WE WILL BE STRICTLY ENFORCING THESE TOW AWAY ZONES. IN ORDER TO DO THIS THERE WILL BE SOME RECONFIGURATION TO THE SOUTHSIDE PARKING AREA.

SUBMITTED BY

DONNIE LANE