

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

Time: 9:00 AM

Date: Wednesday, March 20th, 2024

Location: Twin Shores Clubhouse & Zoom

MINUTES

Call to Order: The meeting was called to order at 9:05 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 Cathy Enneper, to approve the minutes as presented from February 21st, 2024. **The motion carried unanimously.**

Treasurer's Report: Chris Richard reported on the financials and account balances as of February 17th, 2024. A motion was made by Barbara Bruce, 2nd by Don Lane, to transfer the excess funds from the special assessment sewer project to the operating account to help cover plumbing invoices. **The motion carried unanimously.**

Correspondence: NA

Maintenance / Infrastructure Report: Tom Lopes discussed meter box conditions and responsibilities.

Capstone Management: NA

Committee Reports:

- **Rental, Sales, & Work:** Cathy Enneper reported on the seven loans, two sales and three rentals.
- **Beautification:** Thank you to all the volunteers for the gardens that were refurbished.
- **Social:** Valentines Day, St. Patrick's Day and Pancake Breakfast gatherings were a success and made profit.
- **Dock Master:** Paver replacement starting March 21st, 2024.
- **Storage:** There is one shareholder on the waiting list.
- **Pool:** Don Lane reported chemical levels have been straightened out with Denver. Denver will be back as our pool service starting May 1st, 2024.
- **Parking:** Don Lane reported tow-a-way zone signs are being replaced and will be strictly enforced. A motion was called by Cathy Enneper, 2nd by Tom Lopes, to approve the new parking layout and map shared by Don Lane regarding the southside area parking. **The motion carried unanimously.**
- **Finance:** NA

Old Business:

- **Vote to Change Dumpster Rule:** A motion was made by Don Lane, 2nd by Cathy Enneper, to remove item #6 on page 7 in our Rules and Regulations due to a Waste Management change of policy. **The motion was carried unanimously.**

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- **Tiki Hut Update:** Don Lane shared that a representative from The Town of Longboat Key has been contacted about the Tiki Hut replacement. Currently waiting for an update.
- **Clubhouse Door Update:** Tom Lopes shared that aluminum has been acquired to help secure the Clubhouse Doors against flooding. A motion was made by Don Lane, 2nd by Cathy Enneper, to secure the Clubhouse Doors while looking into door replacement options. **The motion was carried unanimously.**
- **Beach Chairs (Set Date to Clean and Sort):** The date of March 29th, 2024, has been set to repair clean and organize beach chairs. Four volunteers are currently signed up.
- **Submerged Land Lease Update: Cost?:** NA
- **What is STAN:** Dylan Clements shared the usefulness of the STAN tool. The number to text STAN with your questions is 866-790-2701.
- **Whose Responsibility to Notify New Owners of Flooding Issues?:** Dylan Clements shared that it is not a homeowner responsibility to notify new owners of flooding issues. However, it could be a good topic to get ahead of before it is brought to attention at a later time.

NEW BUSINESS:

- **Lot Dispute:** It was determined that the Sarasota County's square footage of Lots 48,36,37 and 38 were the only measurements that were equal to the length of said street of 120 feet. A motion was made by Cathy Enneper and 2nd by Barbara Bruce to use the measurements of the County to determine lot lines of the dispute between Lots 36 and 37 and all future disputes. **The motion carried unanimously.**
- **PRS Recommendations/Proposal:** A motion was made by Vickie VanMeier, 2nd by Don Lane, to move forward with PRS Proposal while getting asphalt proposals and recommendations. **The motion carried 3-2. Top Lopes and Barbara Bruce opposed.**
- **Speed Bump in #85-88 Block:** The options for speed bumps in the #85-88 lots will be researched.
- **Microphone System: Gary Bruce/Ken Strong:** A motion was made by Don Lane, 2nd by Cathy Enneper, to move forward with the purchase of the microphone system.
- **Reconfiguration of Parking Spaces and Tow Signs:** Don Lane reported tow signs will be replaced, two by clubhouse and one by front office. A map of the reconfiguration of the parking spaces was shown.
- **Recycling:** It was discussed to break down and cut up recycling items as much as possible to conserve space.
- **Marina Repairs:** Tabled until next month.

REMINDERS: