

TWIN SHORES BEACH & MARINA, INC.

JANUARY 15, 2025 AGENDA

Location: Twin Shores Clubhouse

Time: 9:00

Call to Order: Vickie VanMeier, President: Vickie called the meeting to order at 9:14am

Determination of a Quorum: A quorum was established with the following members.

Proof of Notice: Proof of Notice: was provided per Florida Statutes 719 and the Cooperative Documents.

Roll Call: Barbara Bruce, Secretary: Vickie VanMeier, Don Lane, Barbara Bruce, Tom Lopes and John Langwig. Also present was Shane Raniere rep PCM

Approval of December 18, 2024 Minutes: Motion by John, 2nd by Don. Unan.

Treasures Report: Vickie VanMeier: See attached

Correspondence: Barbara Bruce: Received from Mr. & Mrs. Martin regarding their unit and their son staying in the unit to complete the repairs

Social Committee: Kaye Brinniger: None

Finance Committee: Vickie VanMeier: We will be meeting to start working on the 2025 Budget.

Infrastructure Report: Tom Lopes: Getting a quote for clubhouse renovations. We have an electrician coming to assess and repair the electrical in the laundry room. Tom reported on other minor repairs to the community. A new washing machine is on order. The clubhouse gutter system was hit again. If you see something, say something.

OLD BUSINESS

- Tiki Hut: John Langwig: We have a quote for \$13.5k to restore to original condition. We are getting another quote.
- Hot water heater, laundry: Tom Lopes – See infrastructure report.
- Paving/flooding update: Vickie VanMeier - We have reached out and the vendor is going to provide an updated quote.
- Homes not cleaned out: Barbara Bruce – We have reached out to all owners who have not been down yet. Most have come back but there are a few that have not been here to assess their damage. Board discussion was had.

Villa Flood Claim Checks – We have received the flood claim checks. Discussion was had regarding the claim and the individual payouts. Motion by Vickie, 2nd by Tom that the Association forgo its portion of the claim payout and that each individual unit owner look over their portion of the claim. If satisfied, they sign off that they agree to their payout number and that they will not come back to the Association for more funds.

NEW BUSINESS

- Clubhouse Repairs: Tom Lopes/Gary Bruce – Spoke about possible repair plans, particularly on the interior walls for the clubhouse. We are in the process of getting quotes
- Directory: Johnathan Rosskopf – **A new version is in the works. All owners are encouraged to review their information and report to Mr. Rosskopf any needed changes.**
- Rules & Regulations: Tabled to the next meeting
- Flag Pole: Vickie – This has been reinstalled
- Golf Cart: Tom Lopes – A new motor will cost roughly \$2,000. We may have an opportunity to obtain a new/used golf cart for approximately \$3,300. Discussion was had by the Board. Motion to approve the purchase of a new/used golf cart, not to exceed \$3,500. 2nd by Donnie. Board discussion was had. Unan.
- Dumpsters/Recycling: Barbara Bruce – Please bag your trash and tie it up. Please break down your boxes before you put them in the recycling bins. Please only put approved items in the recycling bins. **ABSOLUTELY NO PLASTIC BAGS OF ANY KIND OR PLASTIC AROUND CARDBOARD CONTAINERS IN RECYCLING. NO JUNK OR GARBAGE. BREAK DOWN CARBOARD BOXES**
- Fencing around lift station and garbage areas: We have fixed what we could and are getting a quote to repair the rest of the damage. Discussion was had to see if we can get a quote for some additional fencing between the trash area and the pool equipment.
- Reset Marina poles: We are aware of some poles that need to be reset. We are trying to obtain quotes for these repairs.
- Work Shop in garage: Tom Lopes – Please, if you use this area, clean up after yourself.
- Delivery Trucks: Sign?? Discussion on whether we should put up a sign at the clubhouse that restricts trucks of exceeding a certain height from coming down past the clubhouse. “No trucks over 12ft beyond this point.”
- Games: Barbara Bruce/John Rosskopf – We have a new set of various games for the clubhouse. A list of game nights is in the clubhouse. Donations of games and books are welcome and can be dropped off to Barbara Bruce, to be added to the clubhouse once the repairs are complete. There is a calendar on the Facebook page for the various game times/days. This list will also be posted in the laundry room and clubhouse.
- Clubhouse fund raisers: Sue Griswold – Spoke about possible fund-raising items wherein the proceeds can be used toward clubhouse repairs.
- James and Sandra Berry donated a 16-gallon vacuum cleaner, a leaf blower and battery to the maintenance building. Thank you very much, it is appreciated.

FOR THE GOOD & WELFARE

- There are some comments on the Facebook page that the post office may discontinue the delivery of mail due to some microbial growth in the lower portion of our mailboxes. Discussion was had. We will try to have them cleaned out and try to work with the postal patron to gain the needed access
- Bricks R’ Us.: These are still available. We have had very little responses. These will be available through February. **REMEMBER YOU HAVE ONLY UNTIL THE END OF FEBRUARY TO ORDER YOUR BRICK.**
- Can social committee start scouting out replacement dishes, cups, silverware, etc. for the clubhouse.

- Lights are needed in the Northeast area of the community
- **PCM is not taking your quarterly checks in their office. Payments need to be made on the Portal or with the bank.**
- South Villa ADA ramp removal vote: This needs to be an owner vote. This will be added to the Annual Meeting proxy.

Adjourn: Motion, 2nd. Unan. 10:50am

TREASURERE'S REPORT

JANUARY 15, 2025

As of December 31, 2025

Operating Account: \$86,232.60

Special Assessment Account: \$325,516.98

Social Committee Account: \$6481.03

Reserve Account: \$174,504.67

Petty Cash on hand: \$35.86

As of August 2024, we had \$1950.00 in the laundry income.

Laundry room update: One more new washing machine will be delivered February 13, 2025

I filled out a Home Depot Credit application so we will be able to keep ordering washing machines and dryers. Vickie VanMeier

STORAGE LOCKER REPORT

January 15, 2025

All storage lockers are currently rented and we have 2 residents and 1 renter on a waiting list who are wanting a larger locker.

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

Several folks have asked for permission to store extra boxes and a few bikes in the common area of the locker rooms while rebuilding after the hurricanes. Those requests were approved by Vickie as long as they do not block any entrances for other lockers.

Nancy Richard, Storage Representative