

TWIN SHORES BEACH & MARINA, INC.
BOARD OF DIRECTORS MEETING
APRIL 16, 2025

Location: Twin Shores Clubhouse and Zoom
May 13, 2025

BOARD MEETING MINUTES

Call to Order: Donnie Lane called the meeting to order at 9:05 a.m.

February Board Meeting Minutes: Donnie made a motion to approve the February board meeting minutes, John Langwig seconded the motion. Sharon Austin did not approve. Motion carried.

Treasurers Report: Operating Account	\$178,963.03
Reserves:	\$175,365.87
Special Assessment:	\$325,515.98
Social Committee	\$ 8,107.11

COMMITTEE REPORTS:

Infrastructure: Currently working on the street that flood with work around the pumps.

Social: Rubber Ducky Race at the pool was a huge success. Thank you all for coming and betting. John Murby won the final race and graciously donated his winnings back to the social committee. Jeannine would like an accounting of their social funds, the numbers do not match up.

Rental, Sales, Loans & Work to be done: No report.

Storage: Currently there is a waiting list for the larger units.

Pool: We needed to replace the pool heater that was damaged during the hurricane. It was not covered under a warranty and costs \$1,650.

Beautification: No report.

Finance: No information has been given to them.

Dock Master: Thank you to Cathy Cartier and Steve Enneper for their years as dockmaster and assistant dockmaster. We appreciate everything you did for our marina.

Parking: Donnie encouraged owners to sign up for the parking committee as the bumpers all need painting and numbering and an owner wants a map of everyone's parking space, so the help is welcomed.

Laundry: No report

OLD BUSINESS:

HOA Fees: The increase for the owners and villa owners going back to January is being looked at by our attorney. If the attorney says we cannot go back to January to collect the extra funds, we will need to amend the budget for the 3rd and 4th quarters to recoup these funds.

Tiki Hut: The quote expired, John Langwig is working with the Seminole Indians to get a new quote, and he should have new information for the May board meeting.

Rules & Regulations: The updated rules and regulations that were sent out as part of our March Annual Shareholders meeting were not approved by the board. Our attorney was asked to look over them. The rules and regulations that are dated 2020 are still in effect.

NEW BUSINESS:

Appointment of new board members. The following owners in bold, were appointed to the board:

Josh Chilson, President

Donnie Lane, Vice President

Sharon Auston, Secretary

Marian Doherty, Treasurer

Fred Doyle, at Large

Kim Averill, At Large

John Langwig, At Large

The Longboat Key Fire Department has offered to come in and install free smoke alarms for the owners. Call them to set up an appointment. The Board is looking to see if they offer lock boxes.

For Sale signs, this cannot be allowed at this time as the prospectus states they are not allowed. No vote was taken.

For the good and welfare:

For those owners leaving soon, please walk around your home and make sure everything is put away and secured. Please remember to sign out at the clubhouse and fill out the Leaving For The Season Form.

Many owners have still not come down to the park to survey the damage to their units due to the hurricane. John Langwig and Kim Averill will give a list of owners to Shane so he can send out letters to them.

Owner stated the PCMFLA still does not have our information on our portal. Shane will look into it.