

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

Official MINUTES, September 5, 2025, 10:00 a.m.

Twin Shores Clubhouse and Zoom

Call To Order: Meeting called to order by Josh Chilson.

Board Attendance: All Board members present at the Clubhouse except Fred Doyle and Sharon Austin attended via Zoom.

Proper Meeting Notice: Confirmed by Josh Chilson.

Approval of Board Meeting Minutes from May 21, 2025: Motion to Approve by John Langwig. Unanimous Board Approval.

Consent Agenda: Motion to Approve the Consent Agenda by John Langwig. None opposed.

Unanimously approval: the sale of Unit #29, the sale of Unit #88 and approval of paint colors for Unit #27

Motion To Record Board Meetings: Motion by Sharon Austin. No Second. Motion failed. The motion to record board meetings will be added to the next agenda. Any shareholder may record board meetings.

Clubhouse Repair Bid: Motion made by Josh Chilson to approve the current clubhouse bid of \$17k (includes electrical, plumbing, 2 bathrooms, hardiboard panel wall board with pressure treated framing and 3-inch ventilated drying cap at the bottom.) None opposed. Unanimously approved by the board. It was also approved to amend the bid to include raising all electrical.

Consideration of Communications

Board Removal of Another Board Member: Shareholder complaint against Board member, Donnie Lane, regarding a parking issue and another shareholder. The Board was asked to take action and whether the board could remove him. Per Statute 719, only shareholders may remove a director through a recall election. The matter was left for shareholders to pursue via proper statutory procedures.

Reports of Officers and Employees

Treasurer/Finance Committee Report: A motion will be considered at the October 2025 Board Meeting regarding writing off late fees with the prior management company and shareholder delinquencies. Finance Committee to recommend to the Board and consider setting up 2 separate accounts and establishing storm recovery and special assessment accounts and reestablishing the lines of credit and creating savings accounts to accrue interest for Twin Shores.

Parking Committee Report: Motion Made By Parking Committee To Discuss the 3 areas of Infractions To Consider Any Rule Violations. Motion was seconded. Motion carried. The Parking Report was presented: There were 3 infractions. Two areas with trailers in Twin Shores; One has

a boat and another one with a golf cart and the trailer with golf cart is in an unauthorized parking spot blocking a sidewalk which is the third infraction. Prospectus says no trailers. John Langwig made a Motion To Act on This Parking Committee Report and that the parking committee will create a violation notice for the 3 violations and send them out to the shareholders in violation and those Shareholders will have 14 days to respond. The responses will be considered at the next board meeting. Marian seconded the motion. The motion passed for the committee to issue violation notices. Donnie Lane opposed. The letter will direct the shareholder in violation to respond to the committee and then to the board. Shane will provide a form letter which will be the shareholder violation letter; Josh to provide form letter if Shane can't.

President's Report: Josh Chilson said his president report was sent via letter a couple of weeks previously.

Property Manager (Shane Raniere) Report: Three changes in Statute 719: a \$25,000 reserve threshold subject to inflation; authority for investment of funds by the board into CD's; and working on storm evacuation liability rules for injury if owner fails to heed an evacuation order by Board of Directors. Evacuation order will go on agenda for the next board meeting.

Reports of Committees

Infrastructure Committee reported: John Langwig said there was nothing of substance to report on infrastructure. Infrastructure Committee must have a meeting and elect a chair and liaison. Contact John Langwig or Tom Lopes with issues, but the board runs the park.

Finance Committee Reported: They have been meeting and will work on next year's budget including addressing some storm expenses.

Social Committee Reported: Committee Lists can be posted on the Twin Shores Website. Social Committee to communicate with the Clubhouse Committee. Any increase in rental fees for the clubhouse will be addressed by the Finance Committee.

Issue of Shareholders unfairly having to pay for other shareholder bath house hot water costs: Finance Committee will investigate and report at the next board meeting. Shareholders are encouraged to attend the finance committee meeting and submit their concerns. Finance Committee will report to the Board.

Rentals/Sales/Loans and Work To Be Done/Architecture Committee Report: Documents were ruined in the hurricane. An Excel spreadsheet will be created and stored in the cloud. Approval of the forms will be sent to Board for approval.

Communications, Website and Hurricane/Storm Committee Report: Suggested to use Town Square. Board will review this option and consider and let shareholders know at next meeting.

Pool Committee Report: Carrie Hourigan is doing a good job and working well with Denver. Wasp nest issue by pool and shareholders to use the spray behind the Tiki bar.

Beautification Committee Report: The liaison had reported they have been trying to have a meeting. Shareholders to communicate what beautification needs to be done by the committee.

Rules and Fines Committee Report: Sue Griswold said the committee has met several times and will provide a full review at November meeting, including what dogs are allowed.

Other Committee Reports: None

Unfinished Business

Shareholder quarterly payments: Shareholders are still catching up. Interest and fees will be considered to be waived.

Damaged Units: Sue Griswold sent an email to the board regarding 2 units. One was addressed and the other one will be addressed and talked about at next board meeting.

Motion Regarding Limiting Shareholders to Serving on No More Than Three Committees: Motion made by Donnie Lane. John Langwig seconded. Sharon Austin and Fred Doyle disagreed. Motion passed limiting shareholders to serve on no more than 3 committees. However, if someone drops off one committee, they can join another committee but may not be on more than 3 committees.

Motion Regarding Dock Master: Motion to ask Tommy Rheinlander whether he would be willing to consider being dock master and getting the "band back together. John L seconded. Motion passed unanimously. Donnie Lane abstained. Josh said this was the best interest for the park and asked everyone to support Tommy Rheinlander, Kevin Hourigan and Dale Mason.

General Update on the litigation by Josh Chilson: Rheinlander's have agreed to mediation and in the process of being scheduled.

Drainage Issue: Issue with one pump. Shareholders to let John Langwig and Tom Lopes, or the board know if they see any issues with the drainage. Goal reached to drain within an hour. Rose Paving coming to Twin Shores to present regarding paving potentially at OCTOBER board meeting. Rose didn't perform everything in the contract and John L. has submitted a request to reduce the invoice. Current work done by Rose Paving: Added 3 catch basins and three 2-HP pumps with discharge piping. They ended up doing 1 ½ catch basins and three 2-HP pumps with not as much discharge piping as allowed in the contract, they ended up hooking up to some of the Twin Shores discharge piping that was abandoned/used because of pumps that were already being used ...\$10k for the catch basin that they didn't install has been credited. Ongoing discussion regarding a reduction in price due to the piping they reused and that never got done. Future paving of the

roads will improve water flow with grading toward the drainage area. Josh to potentially talk to Beach Harbor about its grading of water toward Twin Shores. Recommended trying to avoid entering into a lawsuit.

Damaged Palm Trees: Josh and Kevin H. will write a letter to Beach Harbor to address the palm tree issue encroaching on Twin Shores. Tree trimming will be done in November or December 2025.

Tiki Hut: Josh said nothing has been done on the Tiki Hut because of the issue of where the money would come from.

Original Resolutions and New Business: Donnie Lane had resigned as VP over the summer, John Langwig was acting as temporary VP. Motion to nominate John L. as VP: all in favor, none opposed. John Langwig new VP.

Proposal from Communications Committee Regarding Town SQ: Communications Committee suggested to use this system. Cost is \$90/month. Demo will be scheduled, and Finance Committee will present to the board. Motion to take Town SQ for a "test drive." Board approved unanimously.

Kerry and Tony Falagario Request To Stay Beyond 14 Days for 30 Days: Motion made by John L. and seconded by Fred Doyle. Board unanimously approved. Motion passed.

Developer Interest in Gulf Shores: Josh will talk to the President of Gulf Shores and report if any updates.

Roof Leak at South Villas: repaired temporarily; bids pending. Will be referred to infrastructure committee if further issues.

Water Leak Near Seawall: Repaired by licensed contractor for approximately \$900. Motion to approve payment.

Workshop and Board Meeting Schedule Set: Shareholder Workshops set for 2nd Wednesday of each month, Board Meeting – 3rd Wednesday of each month at 9 a.m., until next Summer. (subject to change)

Matters From the Floor: Shane Raniere asked about a budget meeting date and passing the budget for next fiscal year. Finance Committee is to prepare a budget for shareholder vote in November 2025 to be recommended to Shareholders at the Annual Meeting.

Adjournment: The meeting was adjourned.

Minutes prepared by Sharon Austin, Twin Shores Secretary. The meeting was approximately 2.5 hours.