

## **Twin Beach Park Association Board Meeting, Thursday, March 24, 2022**

### **Board Members present:**

Rob Reibitz, President  
Lynn Carnacchi, Vice President  
Mike Barnard, Secretary  
Mike West  
Adam Mazarra  
Derek Larkin  
Andrew Carnacchi  
Ted Sells

### **Non-Board Members Present**

Rick Tuttle, Building Committee  
Gary Weinfurther, Website and Boat Committee  
Dan Sklar, Boat Committee Co-Chair  
Jim LaBelle, Boat Committee Co-Chair  
Patty Sklar, Boat Committee

Meeting was called to order at 7:11 PM. Mike Barnard read the minutes of the 02/24/22 board meeting. Motion was made to approve the minutes by Lynn Carnacchi, seconded by Adam Mazarra. Motion approved.

### **President's Report/Treasurer's Report**

- Checking account balance is currently \$42,701.54, but there still are checks that haven't cleared. Taking those checks into account, the balance is currently \$34,350. See spreadsheets.
- The beach website was completed by Gary Weinfurther and he forward a bill to Rob.
- Rob advised that the bill of \$1,463.25 for GFL has been paid.
- Rob stated that as of today's date, a total of \$400,460.92 has been spent so far on the new building.
- The quote for Rockwell (retaining wall) was \$28,720. The company keeps saying they are going to start, but as of today's date, they have still not started. There is approximately 42yds of excavation that needs to be done, and Rockwell provides 43yds of excavation for free. Anything on top of that is \$195 per yard to excavate and haul away.
- Andrew Carnacchi inquired as to how many linear footage of asphalt that needs to be saw cut. Rob advised that he is not completely sure, adding that there is approximately 88 ft., which is "L" shaped, but there is around 40 linear feet of asphalt that actually needs to be cut. Rob asked Andrew if he would be willing to speak with Adam Ellis to see if he would be willing to saw cut it, as he is in the business.
- Rob stated that there is an ongoing dispute between Tim Pender (our plumbing contractor) and the Plumbing Inspector with the Township. The Plumbing Inspector wants the water lines enclosed in a heated trough, as they were run in the attic. Tim Pender says they were run

according to code, but the Inspector disagrees. Rob also stated that the mechanical contractor called for an inspection and the Township's Mechanical Inspector red-flagged it because there was no ladder and no approved drawings on site. It should be noted that some of the mechanical things in the approved drawings were cut out of our plan. Rob has to meet with the Mechanical Inspector to see if they can come up with a plan or compromise. Only the rough/ductwork has been done to date. Once it is green tagged we can move forward.

- Concrete bumpers in the beach parking lot have to be moved.
- Bathrooms should be opened at the beach for the contractors once the weather breaks, as there are not port-a-johns down there. Lynn Carnacchi offered to do this.
- A discussion was had about moving the spring meeting back a week because it falls on Easter Sunday (April 17th) this year. After discussion, it was decided that it was a good idea to move it back a week to April 24<sup>th</sup>, 2022, at 1 PM. Mike Barnard offered to advise Courtney Tzros of this so she could send out a membership wide email advising of the change.
- Rob advised that he still needs to get together with the new treasurer, Derek Larkin, to train him and turn over all treasurer's duties to him.

### **Boat Committee**

- Patty Sklar inquired about Keith Lifton's ability to have his current dock configuration. Rob advised the boat committee that Keith Lifton's dock configuration is grandfathered in with the Township of West Bloomfield and there is a record of it.
- Jim LaBelle inquired as to who gets encroachment letters. Rob explained that in order for it to be encroachment it has to be adverse encroachment or a structure against our will. If it is against the will of the association and we ask the person to remove it, and it's not removed, that is when it is problematic and a letter is sent out.
- Jim LaBelle asked why Carol Zywicki was making changes to the boat rules. He was advised that she has no authority to do that and that the boat committee can make recommendations to the board and the board then decides on those recommendations. Jim was advised that she is the chair of the By-Law committee and brought up discussion about the By-Laws at the fall meeting. Any mention of boat rules was strictly in discussion and nothing has been changed.
- Lynn suggested that Committee members' emails should be forwarded to the Secretary so they could be given the monthly board meeting invite. This will add transparency with regards to board communication.
- Rob stated that he has been trying to hold off the Marina Permit process by EGLE and added that the only reason EGLE and the Township are enforcing the marina permit is because of the West Acres excessive boat issue and the fact that West Acres intentionally got everyone else involved. Rob has advised the Township that our beach will honor the 42 slip allotment and will get down to that number through attrition.
- Gary Weinfurther inquired as to whether or not payments will be tracked with dues and boat slips so the boat committee can establish a timeline of when a members' dock privileges could be terminated after receiving notification that payment needs to be made. A 10 day notice or 14 day notice was suggested and will be discussed in more detail at a later date. Rob requested that Dan Sklar write a letter to the board explaining what timeline should be and it can be voted on. The board agreed it should be 14 days.

## Website

- Gary Weinfurther advised that the website has been completed and is up and running, but had questions on how contact information should be set up.
- Currently when Rob Reibitz's name is clicked on it gives his personal email contact info. Rob requested that this be changed so emails could be forwarded to his email, but that his personal contact info is not displayed, so he could maintain security of his private email.
- Gary also noted that there were a lot of business that appeared to have their name and info on the website as some sort of advertising. The board advised that we are not in the business of advertising and those businesses should be taken off. Some of those businesses were originally listed on there because there was a private agreement between the fundraising committee and the business when they donated.
- Rob advised that Rachel Miller specifically requested to have her personal information (phone number and email) taken off of the website. Gary stated he would take it off.
- Gary stated that he needs PayPal codes to set up the online dues payment. He advised that he is in the process of attempting to add the ability to list exactly what fees the members are paying for at the time of their registration, i.e., senior dues, wet slip, dry dock slip, donations, non-working hrs. fee, etc. When asked, Gary did mention that there will be some sort of registration sequencing number for logging purposes. Gary also stated that it will be required to add your name, address, phone number, type of dues etc., but he is still trying to set this up.
- Gary also wants put a newsletter page on the website. Rob stated that it is also a good idea to put a link to the meeting minutes on the website.

## New Business

- Lynn advised that Kelly Hoffman's daughter wants to put a "help yourself Library" down at the beach. This is a Girl Scout project and she will be making the library box. The general consensus was that this is a great idea and should be implemented. Rob wants a drawing or a rendering of the library and thinks it should be implemented.

Lynn Carnacchi made a motion to adjourn the meeting, which was seconded by Ted Sells. Motion carried and meeting was adjourned at 8:25 PM.