

Twin Beach Park Association Board Meeting, Monday, May 20th, 2024

Board Members Present:

Rob Reibitz
Mike Barnard
Mike West
Andrew Carnacchi
Kim Ellis
Lauren Habsburg

Committee and other Members Present:

Rick Tuttle – Building Committee
Gary Weinfurther – Boat and Website Committee

Meeting called to order at 7:20 PM.

Mike Barnard read the minutes from the April 18th, 2024, board meeting. Andrew Carnacchi made a motion to approve the minutes, which was seconded by Mike West. Motion approved.

Treasurer/President's Report:

- Rob reported that so far this year we have taken in \$56,246.08 in dues. We have budgeted \$57,685 for the year.
- Rob stated that he still has to do the startup procedure on the well, which includes chlorination and taking samples of the water to the county.
- Rob advised that Carol Zywicki dropped off a bill for the insurance policy, which needs to be paid.
- Rob reported that he made the first paycheck out to Michelle, the beach manager, this year.
- The current QuickBooks balance and the beach's checking account is \$67,741.05. The current bank account balance is 65,657.34. There is a

difference of \$2083.71. The difference is the actual dues that were just recorded in QuickBooks but have not reached the bank yet.

- Rob advised that he has been providing Gary's Weinfurther with updated lists of people who have paid their dues, etc. This way the boat committee can better manage the boat waiting lists.

Boat Committee - Gary Weinfurther

- Gary passed out an updated waiting list with people highlighted in red that have not paid dues yet.
- Gary reported the following:
 - All wet-slip owners have paid their dues.
 - Jay Koby and Randy Goll have given up their slips. We now have forty-one slips assigned.
 - Carol Crute just bought a dock, so we should reassign Goll's slip.
 - Seventy people are on the waitlist that have not paid. We have e-mail addresses for all of them except for:
 - David and Maria Ziemkiewitz
 - Thomas Herzog
 - Nikolay & Aleksandra Kondratyev
 - Vladimir Golovin
 - Michael Leese
 - Michele McHale
 - Mary Anne Lockwood
 - Raquel Munoz
 - Steven Rossmoore
 - Vivian Johnson
 - Romeo Tytka & Elvira Tarskaya
 - E-mail delinquency notices were sent yesterday. We will call anyone with no e-mail address, then send first class snail mail.

New Business

- Rob would like to start purchasing wood and wants to lock in a price for the tongue and groove.
- The board discussed the fact that we need to do something about the floor in the great room. Suggestions were tile, laminate, wood, etc. A decision still needs to be made on that.
- We also discussed the fact that the plumbing fixtures need to be done in the bathroom, as well as partitions in the bathroom, all interior doors, and the bead-board.
- Future board meetings need to address how the building is going to be used.
- Kim stated that she has an alternative for the signs that we currently have. She discussed plastic A-frames and advised that the Neighborhood Association is willing to share the cost with our Beach Association.

Lauren Habsburg made a motion to adjourn the meeting. Mike West seconded this motion. Motion passed. The meeting was adjourned at 7:53 PM.