

## **Twin Beach Park Association Board Meeting, Thursday, June 20<sup>th</sup>, 2024**

### **Board Members Present:**

Rob Reibitz  
Lynn Carnacchi  
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 7:07 PM.

Mike Barnard read the minutes from the May 20<sup>th</sup>, 2024, board meeting. Lynn Carnacchi made a motion to approve the minutes, which was seconded by Mike West. Motion approved.

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

- Rob reported that the water from the well was treated by Adam's well service. The total bill was \$550. Rob then brought the samples to Oakland County to be evaluated and the samples passed. He reminded the board that samples must be tested quarterly.
- Rob stated that the garbage service elected not to take the garbage this past week because there were cars parked blocking the entrance to the dumpster. He advised that we must monitor this more closely and to enforce a no parking rule in that area. It was suggested that we paint parking stripes in the parking lot in that location and put up no parking signs where needed.

- Carol Zywicki called Rob to inform him that our insurance is due. The total bill for the insurance is \$3,601.
- The QuickBooks balance is \$70,157.96. The bank account balance is \$78,228.45. The difference is funds that still need to be deposited. See check register for details.
- As far as membership goes, so far this year there are 133 regular memberships that have paid. This does not include the additional 12 pre-pays that were carried over from last year. There are also 73 senior memberships that have been paid. There have been additional donations of \$442 from various sources. With all of these and other sources, so far this year there has been \$68,546.24 taken in.

Lynn Carnacchi made a motion to approve the treasurer's report, which was seconded by Mike Barnard. Motion was approved.

#### **Boat Committee – Gary Weinfurther:**

- Gary reported that Jim LaBelle purchased stamps in the amount of \$65.33. These were used for the mailings of delinquent letters. Bill was turned over to Rob.
- We currently have 42 slips assigned.
- All slip owners have current registration tags. There was one member that had to be notified of an expired registration; however, that was taken care of.
- There are 25 people that have not paid dues yet that are currently on the boat wait list. These people will be removed from the boat wait list once this is verified by the board.
- There were 16 new members added to the wait list in 2024.
- Items of note:
  - Nicholas Kassley at 6525 Grassland did not pay dues this year and we received dues from Randall wolf at that same address. It turns out that Nicholas Kassley and his family have moved from that address.
  - Carol Crute has put a dock in and will be sharing that dock with the Habsberg's.

- Lauren Hapsberg contacted the boat committee to let them know that they will be out of town for an emergency and that they will put their boat in when they get back around June 21st. This was authorized by the committee and the board.
- Gary reports that there are unclaimed docs sections in the weeds, by the lake, near C4. These possibly belong to ex-member, Basso. Gary will try and verify so these can be removed.

### **New Business:**

- Per Rob, the playground committee chair, Carrie Jarcho, reported that the top beam of the swing-set/play structure is rotted. That play structure has been currently taken out of service for safety reasons. The board approved the purchase of a new top beam. Also, Rob may have one that he can provide, free of charge. We will just need someone to install it. Carrie Jarcho also reported that she would like to purchase a second lake slide for the swimming area, as our second one is broken. The price for that is around \$3,500. The board would like to wait until after the beach house is complete to purchase this, due to lack of funding.
- Rob and Gary advised the board of an e-mail that was received from an upset member, who complained about not being informed, about not feeling welcomed, about the beach manager's antics, etc. Gary stated that he told her there is all sorts of information on the beach's website in addition to other means of receiving info.
- Beach house:
  - stonework for the fireplace still needs to be done to get a final inspection of the fireplace.
  - Bathrooms will be worked on this Sunday by Mike Barnard, Lynn Carnacchi, Mike West, and Andrew Carnacchi. After the wall boards are installed, countertops and sinks can be installed, plumber can move on to the finish plumbing fixtures and the partitions can be installed.
  - Tongue and groove boards need to be purchased for the interior ceiling in the great room, as well as the exterior area. The pine boards that we wanted were quoted at \$1.20 per linear foot. We

figured that it would cost about \$12,500 for the materials. Once we verify all measurements and price, we should purchase. Lynn Carnacchi made a motion to approve monies to purchase the tongue and groove from the warehouse up north, with an expenditure of \$12,500. Lauren Habsberg seconded this. The motion was approved.

- The board also approved an expenditure of \$100 to go in on the purchase of signage covers with the Neighborhood Association.

Lauren Habsberg made a motion to adjourn the meeting. Lynn Carnacchi seconded this. The motion was approved at 8:34 PM. The meeting was adjourned at that time.