

## **Twin Beach Park Association Board Meeting, Thursday, July 18<sup>th</sup>, 2024**

### **Board Members Present:**

Rob Reibitz  
Lynn Carnacchi  
Mike Barnard  
Mike West  
Andrew Carnacchi  
Mike Snyder  
Lauren Habsburg

Meeting called to order at 7:09 PM.

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

### **President's Report:**

- Rob reported that Carol Zywicki resigned as our insurance agent for the beach association.
- Our water samples for the second quarter failed, as it was too high in chloroform. Our well must be re-chlorinated. Rob states that the Oakland County health department may have an issue with our blue Pex.
- The ladder for our swimming area needs to be rewelded, but it is aluminum. We need to find somebody who can weld aluminum. Gary Smith usually does it for us; however, he may not want to do it this time.

### **Treasurers Report:**

- Our treasurer's position is still vacant, so Rob has been covering that responsibility. He reports the following:
  - bank balance: \$74,027.92 - this is our bank balance before all bills have been paid, including payroll, miscellaneous other expenses, signage, supplies, etc. See check register and balance sheet comparison for further information.

- All the quarterly tax payments were sent in.
- Rob reports that five more members have paid their dues. We are now up to around 240 members.

### **New Business:**

- Mike S reports that he has fill dirt to fill in various locations including the golf cart path. Rob added that we need to purchase crushed rock (large and 21 AA).
- Rob will order the wood planks for the ceiling and exterior perimeter from up north as soon as possible. They can deliver for a small fee.
- The board members agreed that we need to get rocks up for the fireplace mantle as soon as possible. Mike Snyder added that he will talk to his guys about installation.
- The garage door still needs to be installed.
- Needs for occupancy of the new building:
  - fireplace stone needs to be installed
  - interior doors need to be installed with all the hardware
  - all hardware needs to be placed on exterior doors
  - exterior soffit needs to be finished
  - finish plumbing and partitions need to be done
  - old clubhouse must be torn down, but this can only be done after we finish new building
- Kids are continually fishing off the dock. Gary is writing a letter to the membership regarding kids fishing off the dock.
- Lauren spoke about kids being down here after dark, unsupervised. Curfew needs to be enforced by local law enforcement and membership has to monitor and enforce rules on Park hours, as well as supervision for members under the age of 12.
- Mike Snyder inquired about putting fobs on the new doors and gates for access once the beach house is done, as well as utilizing wristbands for members (like West Acres does). This is an item that the board will have to discuss later.
- The board agreed that a discussion needs to occur regarding how the actual beach house will be utilized for summer parties, winter parties, member rentals, etc. Once this is discussed it needs to be put in writing, in our policies and procedures.

- Andrew reported that the weed harvester dredged the canal part way down past the first eight boats.

Mike Barnard made a motion to adjourn the meeting. This motion was seconded by Mike Snyder. Motion passed and the meeting was adjourned at 8:51 PM.