

Twin Beach Park Association Fall Membership Meeting 08/18/24

Board members present:

Rob Reibitz, President
Lynn Carnacchi, Vice President
Mike Barnard, Secretary
Andrew Carnacchi
Mike West
Kim Ellis
Lauren Habsburg

Meeting called to order at 1:09 pm by Rob Reibitz, President of TBPA.

Roll call was read from sign-in sheet by Secretary, Mike Barnard – At time of roll call there were 35 members signed in, which established a quorum.

Mike Barnard then read the 2024 Spring Membership Meeting Minutes of 4/16/2024. Lynn Carnacchi made a motion to approve the minutes as read. Mike Miller seconded. Motion was approved by the membership.

President's Report:

- Rob advised the membership that he has been working with the Oakland County health department after our second set of water samples failed inspection due to having low amounts bacteria in it (our initial water testing at the beginning of the season passed). Because of this, the water had to be tested again from 4 various areas. Again, they failed, having low levels of bacteria in it. The well needed to be re-chlorinated. Upon retesting after re-chlorination, all samples passed, which took away our violation.
- Beach house progress:
 - Rob advised the membership that members of the board completed the tile work and wall panel installation in the foyer and the bathrooms. All this work was done free of charge, including actual wall panels and tiles, as we had all of it donated. The only cost was for installation materials like glue, thin-set mortar, and trim molding. We will be moving on to the installation of partition walls, fixtures, and plumbing.
 - In addition to this, the cultured stone was installed around the fireplace, all the way up to the ceiling, thanks to Mike Snyder, whose contractors completed the work free of charge for the beach.
 - Tongue and groove wood planking was also purchased for the soffits on the perimeter of the building, as well as for the ceiling in the great room. Total cost for materials was \$7158.84. We purchased this from a wood plank wholesale distributor 171 miles north of here, at a very reduced cost. Mike Snyder will be looking into having some of his contractors do the work. The board is also looking into other alternatives for installation.
 - The board also had the parking area stripped by contractors that were provided by Kim Ellis. This work was done at no cost to the park.
 - Our broken slide has been re-welded and reinstalled.
 - Lynn Carnacchi installed the interior windowsill trim in the great room.
- Rob advised the membership that a catering employee was injured while catering a private party down at the beach. The catering company contacted the beach board to find out through whom we are insured. This has the potential for a lawsuit in the future, unless it is covered under the insurance of the person who rented the beach for the party. It should be noted that the catering company was

warned not to go beyond the construction fence numerous times, by numerous people. This is where the injury occurred.

- Rob reminded all the members that children, or other members for that matter, should not be fishing off the private docks. This has been a big issue during this beach season, with damage being caused to boat covers, boat seats, etc. He also reminded the membership that children are not allowed to swim at or near the boat launch and that they must swim in the swimming area only. Also, children are not allowed to be in the park unsupervised after dark.
- Rob thanked everyone on the board, as well as all the diligent committee members and anyone else that has worked to make this beach association a success.

Treasurer's Report (Rob Reibitz):

- The current QuickBooks balance is \$63,193.98
- The Flagstar bank account balance is \$63,619.99, the difference being several checks that have not cleared yet.
- Rob provided the membership with a sheet that shows every single expenditure and deposit for the last year, for transparency purposes.
- Rob also provided a sheet with just building expenditures that shows how much the beach association has spent to date on the building of the clubhouse. The bottom line is we have spent \$519,924.00 to date. He also reminded the membership that when we originally started this project, we had a builder that bid the job at \$1,000,000 million. We have saved close to \$400,000 if you consider the original bid.
- Rob then gave the breakdown of the amount and types of memberships and fees collected for this year at our beach. They are as follows:
 - 137 regular memberships
 - 76 senior memberships
 - 28 members paid for dry docks
 - 33 key deposits
 - 67 key exchange fees
 - 52 boat launch fees
 - 42 wet dock fees

Lynn Carnacchi Made a motion to accept the treasurer's report. This was seconded by Lauren Habsburg. The motion passed unanimously.

Boat Committee (Dan Sklar):

- Dan provided the membership with the current print-out out of the boat waiting list, as well as the current boat dock list. A lot of time and effort was put into updating these lists. Since we are down to 42 docks, the next time someone gives up their slip, a new person on the waiting list can move into that dock slip. He asked everyone to please be patient.
- Member, Diane Curack, let the boat committee and board know that she is currently on the waiting list, but wants to be taken off, as she is on the waterfront and does not need a slip.

Building Committee (Rick Tuttle):

- Rick Tuttle thanked everyone that worked so tirelessly on the beach house project, as it has been an arduous task that has been a 20-year project in the making, from the initial thought process to the building we have now.
- Rick gave an overview of some of the big items/work that still needs to be done. They are as follows:
 - interior doors
 - hardware on all doors
 - plumbing fixtures in the bathrooms in the kitchen area
 - wood tongue and groove for the exterior soffits an interior ceiling
 - the tearing down the old building
- One member asked how they can go about offering help to finish the beach house. Ans: e-mail the board with their contact info and what type of work with which they can help.
- Another member asked about how much money is needed to complete the building at this point. Ans: Approx \$60,000 to \$80,000.
- Another member asked, “When do you think we can get a C of O?” Ans: Hopefully by Spring.
- Another member asked, “When are the permits set to expire?” Ans: We are current on our permits, but they could expire again in the future and then we would have to get them extended.

Social Committee (Michelle Hyland):

- Michelle thanked everyone who participated or helped in the following events:
 - The ice cream social
 - the 4th of July parade
 - the fireworks
 - movie night and camp out
 - the potluck for after the meeting today
- She also stated that we will be having an upcoming adult night/hoedown 8/24, as well as an Oktoberfest party; however, no date has been set yet. The committee and other beach members are also discussing the possibility of having a Cornhole tournament for a fundraiser so we can raise money for the playground equipment and upkeep/maintenance.

Elections:

- **Officers**
 - President: Rob Reibitz was nominated by Mike West, which was seconded by Peter Habsburg. Rob Reibitz accepted the nomination. Rob ran unopposed and was voted in unanimously.
 - Vice President: Lynn Carnacchi was nominated by Rick Tuttle, which was seconded by Andrew Carnacchi. Lynn Carnacchi accepted the nomination. Lynn ran unopposed and was voted in unanimously.
 - Treasurer: Jeff Harris was nominated by Gary Smith. Jeff declined the nomination. Terri Wilson nominated herself, which was seconded by Jeff Harris. Andrew Carnacchi nominated himself, which was seconded by Dennis Gionini. The membership voted. The results are as follows: Andrew Carnacchi received 19 votes and Terri Wilson received 8 votes. Andrew Carnacchi was voted in as the new Treasurer.
 - Secretary: Mike Barnard was nominated by Lynn Carnacchi, which was seconded by Lauren Habsburg. Mike Barnard accepted the nomination. Mike ran unopposed and was voted in unanimously.
- **Directors**
 - Mike Snyder is currently in the first year of his 2-year position, so he does not need a vote and will remain in as a director.

- Ken Reisig was nominated by Kim Ellis, which was seconded by Andrew Carnacchi. Ken Reisig accepted the nomination and was voted into a 1-year position.
- Lauren Habsburg (current Director and needs vote) was nominated by Kim Ellis, which was seconded by Andrew Carnacchi. Lauren Habsburg accepted and was voted into a 1-year position.
- Mike West (current Director and needs vote) was nominated by Rick Tuttle, which was seconded by Lauren Habsburg. Mike West accepted and was unanimously voted into the new 2-year position, with 29 votes.
- Kim Ellis (current Director and needs vote) was nominated by Kelly Heald, which was seconded by Adam Ellis. Kim accepted the nomination and was voted into a 1-year position.

New Business:

- Gary Smith advised the membership that he has a pool table that he wants to donate to the beach association's new beach house. Rob thanked Gary for the generous offer, but stated that until the beach house is completed, we do not know if there will be room for it.

Lynn Carnacchi Made a motion to adjourn the meeting. This was seconded by Lauren Habsburg. The motion passed and the meeting was adjourned at 2:37 PM.