

Twin Beach Park Association Fall Membership Meeting 08/21/22

Board members present:

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

Meeting called to order at 1:15 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 48 members signed in, which established a quorum. 4 additional members showed up after roll call, for a total of 52 members present for the meeting.

Mike Barnard then read the 2022 Spring Membership Meeting Minutes of 4/24/2022. When asked if there were any corrections that needed to be made to the minutes, Gary Weinfurther advised that the part about website security, should be changed to read that the reason for not putting the boat waiting list on the website, is “we do not want personal info on the website, as it can be accessed and changed.” Lynn Carnacchi made a motion to approve minutes with this one correction, seconded by Mike West. Motion approved.

President’s Report:

- Rob thanked all of the hard working and dedicated members who have helped out at the park this season.
- Rob appraised the members of the Jerrod Morton case against the beach. He let everyone know that the case was settled as of May 12th, 2022. Attorney’s agreed on a \$15,000 settlement, in lieu of any further litigation. Settlement is much better than the \$50,000 case evaluation that was originally brought forth. A stipulated motion for dismissal was made, after this settlement, on 7/7/22, in front of Oakland County Circuit Judge Cabot. Motion granted.
- Water samples were submitted as part of the seasonal Twin Beach startup. A certified Well driller chlorinated the well. Site inspection was done by a county inspector and he approved the water from the well and plumbing for consumption.
- Now that the beach season is winding down, we will now enter the final phases of the beach house construction. The board felt it was necessary to delay some of the work

during the beach season to avoid disruption of beach activities and to define our fiscal position. We have been very successful in fundraising thanks to all of the hard work from the fundraising committees, as well as other members who have helped out. Extra cash flow was also created, thanks to allowing members to be able pay next year's dues a year ahead of time on a locked in rate equal to our current year's rate. Donors have also donated very generously to the beach house, including children from the neighborhood who have donated funds received from a corner lemonade stand. From moneys coming inform all sources, we currently have a bank balance of \$94,403.51.

- In light of our current financial situation, Rob has put together a schedule of the outstanding items that have to be completed on the beach house. With this schedule he is putting together estimated dates for completion of these items, as well as estimated costs. This will be a road map to the required completion date of May 3rd, 2023, when the permits expire. Rob thanked all of the board members, committees and their members, volunteers, the beach manager, etc., who have all helped in getting to this point in the construction process, as well as keeping the beach association running during it all.

Treasurer's Report:

- Current quick book bank balance is \$94,403.51, current balance in the bank \$87, 451.51. The difference being \$6,952, which is the money that has yet to be deposited from the recent Luau fundraiser.
- See current handouts for further details in the following reports: Profit & Loss Budget vs. Actual, Profit & Loss Previous Year Comparison, Balance Sheet Previous Year Comparison, and the Checking Account Register.
- 36 people have prepaid their 2023 dues. Thanks to those members who were able to do that.

Dan Welch made a motion to accept the treasurer's report as read. This was seconded by Lynn Carnacchi. Motion passed unanimously.

Boat Committee Report

- Jim Labelle gave thanks specifically to Justin Prescott, Dan Sklar, Gary Weinfurther and everyone on the Boat Committee for all of their hard work keeping up the boat waiting list and coordinating it with people who have paid, etc.
- There are currently 179 people on the boat waiting list and 47 on the assignment list. Copies of this lists were passed out to the membership and Jim Labelle and Dan Sklar requested that members update their information on the lists (phone numbers, addresses, emails, proper last names (i.e., if you remarried and no longer use your maiden name), etc. They also requested that if you no longer want to be on a list, to let them know.

Building Committee Report:

- Rick Tuttle advised the membership that trenching needs to get done before some of the other work gets finished and doing the trench in the summer months would have created a safety issue for the membership. He stressed that this is one of the main reasons work has been minimal or just done behind the scenes during the beach season. He stressed, as Rob did, that there will be a big push after the summer months to do the finishing; such as: insulation and drywall, cabinets, etc.
- Dan Sklar then inquired about the board providing a list of things that need to be done. Rick reminded him that there is an old list that was provided, as well as the upcoming list that Rob Reibitz spoke about in his president's report.
- Dan asked about using a horizontal boring tool instead of digging a trench. He was advised by the board that multiple utility lines need to go in there and that is why a trench needs to be dug. He also stated that he has heard conflicting info from the city on when the permit expires. The board assured him that it is in the beginning of May, 2023.

Social Committee Chair Report (Kelly Hoffman & Lisa Hoover):

- Kelly spoke and stated that this past summers' events (July 4th & Movie Night went well) and Adult Night is scheduled as planned and should be a good time. She said that more things are planned or in the works, such as the fall event on October 8th.

Fundraising Committee (Rachel Miller):

- Rachel reported that the recent Luau fundraising event raised \$6,700. With the all of the sweatshirts and everything, the total is \$6,952.
- Since the fall fundraiser last year, with the above included, the fundraisers have raised a grand total of \$16,227.

Old Business:

- Beach house was listed as old business on the agenda, but it was discussed in earlier sections, so we'll move on to new business.

New Business:

Proposed By-law changes, submitted 30 days prior to Fall meeting by Dan Sklar:

By-laws Section B, Item 1: Eliminate "registered mail" from verbiage. Dan Sklar made a motion to eliminate "registered mail" and have it read that a phone call and email will be sent stating non-compliance. Membership voted and the by-law passed with only 2 opposed; however, Gary Weinfurther made a motion have it amended to read: **If a Master Member who is a dock slip holder or is listed on the boat waiting list fails to meet the deadline for Equitable Maintenance Fees and Labor Assistance hours, he/she will be sent an email or first class mail stating non-compliance. If there is no email address available, a phone call can take place of the email. This noncompliance notification will be sent by the first weekend in June, to which the Master Member will have ten (10) days from the initial noncompliance notification to**

respond to the Governing Body. This was seconded by Peter Habsburg. Motion passed unanimously, with 0 opposed.

Proposed Boat Rule changes, submitted 30 days prior to Fall meeting by Dan Sklar:

- B-4: change verbiage from July to June 1st. Gary Weinfurther made the motion to change the verbiage from July 1st to June 1st, seconded by Dan Sklar. Should read as follows: **If a boat slip is assigned after June 1st, the member shall have 10 days to either place a boat in their slip, or loan their slip out for the remainder of the season pursuant to Boat Slip Rules – Section C #4.** Passed unanimously, with zero opposed.
- B, Dock Configuration, Item #6, sentence two. Boat docks must be shared. Rick Tuttle made the motion for the boat rule to read, **“If a boat slip is assigned to an existing, conventional two boat dock space, those type of docks must be shared,”** seconded by Patty Sklar. Motion passed, with only one abstention.
- C-4: change to you can long term loan two (2) times during your lifetime, not consecutive years. Jim LaBelle made the motion to change long term loaning of docks verbiage to read: **A Master Member may not loan their dock (wet or dry) to any other Master Member for more than 2 seasons during the life of their dock ownership. These loans shall be one year at a time (and shall be non-consecutive years),** eliminating the “within 10 year” part. This was seconded by Millie Bargren. Motion passed with only three opposed.

It should be noted that other proposed boat rule changes that can have a monetary affect, will be voted on during the Spring Membership Meeting next year.

Elections of Board Officers:

- Rob Reibitz was nominated for President by Mike Barnard, seconded by Mike West. Rob Reibitz accepted. Rob ran unopposed and was voted in unanimously by membership.
- Lynn Carnacchi was nominated for Vice President by Mike Snyder, seconded by Greg Andrick. Lynn Carnacchi accepted. Lynn ran unopposed and was voted in unanimously by membership.
- Derrick Larkin was nominated for Treasurer by Mike Snyder, seconded by Andrew Carnacchi. Derrick Larkin accepted. Derrick ran unopposed and was voted in unanimously by membership.
- Mike Barnard was nominated for Secretary by Lyn Carnacchi, seconded by Mike West. Mike Barnard accepted. Mike Barnard ran unopposed and was voted in unanimously by membership.

Elections of Board Directors:

As of the fall meeting the Board Directors are as follows:

Mike Snyder is finishing out his first year of his two year term and will remain on for his upcoming second year. Andrew Carnacchi has completed his both years of his 2 year term. Ted Sells has completed his one year term. Mike West has completed his one year term. Adam Mazarra has completed his one year term. Therefore, the membership needs to vote on four Director Positions, with the one receiving the most votes winning the other two year position. The following members were nominated.

- Andrew Carnacchi was nominated by Lynn Carnacchi and seconded by Derek Larkin. Andrew accepted.
- Adam Mazarra was nominated by Mike Barnard and seconded by Dan Sklar. Adam accepted (in absentee).
- Ted Sells was nominated by Lynn Carnacchi and seconded by Mike West. Ted Sells accepted.
- Mike West was nominated by Mike Barnard and seconded by Steven Bargren. Mike accepted.
- Kim Ellis was nominated by Kathy Barnard and seconded by Dan Sklar. Kim accepted.
- Rachel Miller was nominated by Dan Sklar and seconded by Bob Sickler. Rachel accepted.
- Gary Weinfurther was nominated by Lynn Weinfurther and seconded by Dan Sklar. Gary accepted.

After membership voted on secret ballot, the results are as follows:

Kim Ellis-44 votes, receiving the 2 yr. position
Andrew Carnacchi-41 votes, receiving a 1 yr. position
Mike West-35 votes, receiving a 1 yr. position
Adam Mazarra-30 votes, receiving a 1 yr. position
Rachel Miller-26 votes
Ted Sells-25 votes
Gary Weinfurther-11 votes

A motion was made by Mike Snyder to adjourn the meeting, which was seconded by Derek Larkin. Motion approved. Meeting was adjourned at 3:27 PM.