

Twin Beach Park Association Spring Membership Meeting 04/24/2021

Board members present:

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

Meeting called to order at 1:17 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 106 members signed in, which established a quorum.

Mike Barnard then read the 2021 Fall Membership Meeting Minutes of 8/15/21. Lynn Carnacchi made a motion to approve these minutes as read, seconded by Andrew Carnacchi. Motion approved.

President's Report (Rob Reibitz):

- During the off-season we moved forward to complete the installation of the cultured stone on the beach house, the installation of the heating system (rough), the installation of the new utility pole and upgrades to the service of the building and security lighting, the installation of the new retaining wall (dumpster will be concealed).
- Much of the final work on the building will be paid for through private donations and member help, as the revenue generated from the dues and fees will help, but will not be sufficient to complete the building.
- Rob is working with the Township to try and get our building permits extended for an additional year. Discussions have been positive, but we are waiting on a final approval. In light of this, finishing the building will have to be this associations top priority. We will not be able to use the building until we get a certificate of occupancy.
- Rob stressed that we are getting close and believes we have completed the last major financial hurdle on the building, which was the retaining wall, which was very costly. The remainder of the expenses are mostly minor and we can use minor subcontracts with licensed individuals, such as drywall and insulation and we can tackle most of the remaining items with the help of our residents and this board...WE ARE GETTING THERE!

- On Dec 2nd, 2021, at 3:30 PM, Rob attended depositions for the Jerrod Morton vs. TBPA's ongoing lawsuit that was brought forth by Jerrod Morton for his alleged slip and fall in 2017. The case is tentatively scheduled for trial on July 14th of this year. He is pursuing compensation for his injuries (broken radial). The beaches insurance company is providing counsel. Rob has not heard any additional information on his case, and it is currently unknown if it will actually go to trial or not.
- Rob was contacted by Code Enforcement regarding our non-compliant dock configurations. They will be expecting that we file for a marina permit request with EGLE (Environmental, Great Lakes, and Energy). Our current agreement with the Township is that we have 42 slips and a dock configuration that was established at the time of agreement that included an 8-man dock configuration and the use of the canal and not so many docks along the shoreline. We are non-compliant by a couple of factors: We have more slips than we are allocated and the second is that current configuration is not as established. We are currently not issuing new docks. Through attrition we are going to go down to 42 docks and then we will issue new docks as slips become available. Rob asked the township to please allow the beach to handle this through attrition, because it does not make any sense to make any other decisions until the West Acres marina issue is settled with the State and the Township.
- Rob took this opportunity to remind the membership that the dumpster is for beach related garbage only and not household and neighborhood waste and construction debris. He also reminded everyone not to use it for dog refuse, as it creates an awful smell after being in a hot dumpster for up to a week.
- Rob also reminded everyone that no motor vehicles are allowed in the park, with the exception of Golf carts driven on the designated cart path and parked in the designated Golf cart parking area (re: fall 2021 by-law change). This is for the safety of our children/membership.

Treasurer's Report (Derrick Larkin):

- Account Activity Report - Current Checking Account balance is: \$32,884.79. There are outstanding checks for the retaining wall, website updates, and other miscellaneous items. Once those clear, the actual balance will be: \$8,532.
- See handouts for additional reports, such as Balance Sheet Previous Year Comparison, Profit & Loss, Checking Acct Activity Report, etc.
- Account Quick Report gives all transactions/expenses that we have paid out for the Club House to date. That figure is: \$429,182.89.
- Current Year Budget 2021/22 – Projected total income is \$80,930. Total projected expenses is \$40,350.40, which does not include any outgoing expenses for the additional updates to the clubhouse. With projected membership and expenses that have already gone out, we are at **-\$40.40**, which is the bottom line for the estimated budget for this year. Greg Andrlick made a motion to approve the budget as read, Carole Zywicki seconded the motion. After discussion and the addition of \$700 for a

new water slide and a change in the projected amount of fundraising an additional +\$700. With these changes, the membership voted on the budget and it was unanimously approved.

A motion was then made by Greg Andrick to approve the Treasurer's Report, seconded by Margaret Andrick. Motion passed unanimously.

Building Committee Report (Rick Tuttle):

- Rick started out by thanking the Fundraising Committee for all of their hard work.
- Rick stated that we have been able to make a lot of progress recently on numerous club house related construction; including rough plumbing, electrical, heating, the stone masonry around the building, the concrete retaining wall and dumpster enclosure, grading of excavated soil and seeding.
- Rick reminded everyone that Rob applied for another one year extension of the building permits.
- Rick supplied a list of items that need to be completed, with estimated approximate cost of \$100,000 to complete the beach house all the way to the Certificate of Occupancy. It should be noted that dues and fees paid this year should take a big chunk out of that, leaving an estimated \$40K - \$50K to complete. That figure can change, especially if members donate their time for finishing work, etc. One member suggested that we post this list on the website. Rick stated he would forward this list to Gary Weinfurther to have him post.
- Some minor items have to be completed to pass the rough electrical inspection (trenching, running lines to the building, etc).
- Rob interjected that we are very close to completion. Carole Zywicki interjected that the building needs to be secured, with locking hardware installed. Rick stated that members will be donating their time to do this. Carole asked, "When can we expect to get the extension on the permits?" Rob answered by saying he is optimistic that we will receive them soon.

Boat Committee Report (Jim LaBelle and Dan Sklar):

- Jim LaBelle printed out copies of the boat waiting list and asked if people on this list can provide him needed and new information (addresses and phone numbers, etc). He said that there are currently 21 people that need to update this info.
- Jim said that he, Dan Sklar, and Gary Weinfurther divided up the list between the three of them last year and called people to find out if they paid their dues. Once they did this, they updated the list.
- Jim stated that on the assignment list there are 57 spots to put boats, but reminded everyone that they are not all filled and we need to get down to 42 spots/slips through attrition. He said we currently have 48 actual slips.

Social Committee Report:

- Members of the fundraising committee suggested that they coordinate with social committee as many activities merge together.

Playground Committee Report (Steve Jarco):

- The Play-place needs to be stained and the Merry-Go-Round also needs to be painted. Stain and paint will be provided.
- Members need to police their children and make sure they are being safe and the equipment is not getting broken. Speak up if you see it and call them out.

Fundraising Committee Report (Rachel Miller and Karen Langdon):

- The only fundraiser that is currently in the works is the Middle Straits Lake sweatshirt sale. Rachel requested help from the general membership to call and attempt to get sponsors.
- Rachel recommended that the fundraising committee and the social committee join forces in organizing events, especially those events that raise money for the beach association.
- Karen Langdon requested an estimate of remainder of construction costs so the fundraising committee can plan these events accordingly.
- Gary Weinfurther recommended that our association contact sponsors that donate money to Township events. This might be a way to generate a large amount of money.
- Karen also suggested a Karaoke night.
- People and businesses that donated money for bricks, will actually have their name up on the donation wall.
- Gary Weinfurther advised the fundraising to committee to contact him if they want anything on the website.
- Contact the fundraising committee for further recommendations.

Old Business: No old business discussed by membership that had not been previously discussed in other sections of the agenda/meeting.

New Business:

- Gary Weinfurther advised everyone that the new website is up and running and that as of this morning there is a link to pay dues that calculates all of the separate fees. This can be done by PayPal and credit card. He also reminded everyone that dues need to be paid by May 1st. Everyone needs to give updated information such as name, address, and phone number when they pay online, using the form.
- Mike Barnard (on behalf of the board) thanked Gary Weinfurther for all of his hard work on the website.

- Aaron Rossberg inquired about the launch gate. He was advised by Rob that because of the construction it has been unlocked, but that will soon change as.
- Carole Zywicki asked when spring clean-up will be held. Answer: Mother's Day weekend, May 7th and 8th.
- Another member inquired about possibly putting the boat waiting list on the Website. Gary Weinfurther advised that person that it would become a problem because anyone can access the website and make changes to the list. Dan Sklar also stressed that if everyone updates their information, the boat committee will have an easier time keeping the list current and accurate.
- Another member inquired about expanding the dry-dock size and docking capabilities. That member was advised by the board that the current dry-dock already extends into the environmental setback and making it bigger would infringe further on that and would take away from the other attributes of the beach. That member was further advised that all dock changes need to be recommend to the boat committee and the boat committee would have to bring that change recommendation to the board to vote on.
- Derrick Larkin inquired about the possibility of raising dues or fees to pay for the remaining construction costs. After discussion, a recommendation was made to give members the option of paying another year of dues in advance to generate money now. Other ideas were renting the beach house out to raise funds or raising wet dock fees. Renting the beach house would have to be revisited once the beach house is completed, but members should know that the township will not allow us to rent it out for public events under agreement; however private beach member rental is a possibility that will have to be looked into. Raising wet-dock fees for raising money is not allowed under by-laws, because of the equal maintenance (we pay equally, as members, for everything) and money gained should go back to boat related items and not the beach house. It is not fair for only some of the members to carry the burden to complete the beach house.

Rich Hedlund got up and challenged all members to make a donation to the beach and advised everyone that he is donating a check of \$500 today, reminding everyone that membership of this association has a history of donating their time, abilities, and resources for the betterment of the beach.

A motion was made by Adam Mazarra to raise general membership dues by \$100, and senior dues by \$50. This motion was seconded by Greg Andrick. After discussion on this motion, the general membership voted. Motion failed by a vote of 8 for and 63 against.

- Dan Sklar recommended giving the option of paying another year of dues in advance, if you choose to, locking in this year's current rate. A motion was made by Jim LaBelle to do this, adding that the second year's payment of dues can be paid by Memorial Day of this year. This motion was seconded by Greg Andrick. After discussion on this, the

general membership voted. Motion passed. Motion passed by a vote of 68 for and only 3 against.

Lynn Carnacchi made a motion to adjourn the meeting, which was seconded by Carole Zywicki. Motion passed. Meeting adjourned at 3:16 PM.