

# **Twin Beach Park Association Spring Membership Meeting, 4/21/24**

## Board members present:

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

Meeting called to order at 1:19 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 76 members signed in, which established a quorum.

Mike Barnard then read the 2023 Fall Membership Meeting Minutes of 08/20/2023. Lynn Carnacchi made a motion to accept the minutes as read. Mike West seconded. Motion approved.

## **President's Report:**

- Rob advised the membership that the clean-up dates were moved to this weekend. The reason for that was so that we could give the membership an opportunity to get in equal maintenance hours prior to the May 1st deadline to pay dues.
- A welcome packet was developed and sent out to the membership prior to the opening of the season. This packet has important dates, links to websites, rules and bylaws, and a breakdown on fee schedules. We plan to do this every year.
- Lauren Habsburg put out a sign-up genius for the spring cleanup. This was extremely helpful, and we also plan to do this every year.
- Rob reports that a member submitted a bylaw proposal, regarding golf carts in the park. This will be discussed and voted on in the new business portion of the meeting.
- We are getting closer to completing construction of the clubhouse.
  - The heating system was recently completed and inspected. The township required a smoke detection system in the duct work. We completed that work and are currently waiting for a final inspection.
  - The electrical has been completed, but we are waiting for the exterior soffits to be completed before we can get the final electrical inspection.
  - Fence work was completed around the park, including a dumpster area, and gates.
  - Mike Barnard and several board members completed tilework and wall panels in the bathroom areas, as well as the tile in the foyer area. All tile and wall panels were donated free of charge and work was done for free.
  - Kim Ellis got estimates for bathroom partitions and cleaned up all the donated kitchen cabinets.
  - Mike Snyder and his company donated all the wood trim for the building interior.
  - Concrete work was completed on the front of the building.
- The gate for the boat ramp is going to be closed and locked. Members will be purchasing keys for access, which is the way it used to be.
- We plan on redirecting golf cart traffic to the north side of the new building to a location in the grassy area where members will be allowed to park their carts. We are doing this for the safety of all members.

- Rob gave a special thanks to all the board members and other members that have worked on the park and the new construction, giving of their time and ability to keep this new building moving forward. He also gave a special thanks to all the committees that continue to make this beach association run smoothly.

**Treasurer's Report:**

- Rob reminded the general membership that the treasurer's position is currently vacant and asked if anybody would like to volunteer, to which no one replied.
- A Treasurer's packet with a budget proposal for the season was provided to the membership. This proposal was explained to the membership, with all the expected revenue and expenses, and a \$270 surplus. After a brief discussion, Lynn Carnacchi made a motion to approve the budget. Kim Ellis seconded. The budget passed unanimously. See packet for details.
- Current checking account balance (Quick Books): \$21,652.99. There is currently one check for \$21.57 that has not been cleared yet, so the Bank account balance shows \$21,682.56.
- Our current Flagstar building loan balance is \$29,863.75, down from the original loan amount of \$73,719.90. That is about 2 more years of payments.

Rob made a motion to approve the Treasurer's report. Lynn Carnacchi seconded. Motion approved unanimously.

**Boat Committee Report (Gary Weinfurther):**

- Our number of slip assignments is 45, as of last fall. Currently, as of this year, we have 43. We must get down to 42, per the Township rules.
- Gary reminded everyone that dues are due on May 1<sup>st</sup>. If they are not paid on time, those members can lose their slips, their spot on the waiting list, as well as membership privileges. A letter will be sent to those members first, and if there is no response, action will be taken.
- Gary stated that we currently have a problem with people throwing junk in the canal, as well as people fishing off the private docks. Please help police this and make sure kids are supervised.
- Gary reminded everyone that if you have a boat slip, it must be in use by June 15<sup>th</sup>.

**Building Committee Report (Rick Tuttle):**

- Rick reiterated all the progress that has been made on the beach house, which was spoken about earlier in the president's report. He also listed some of the items that need to be completed to obtain occupancy. They are as follows:
  - Hang kitchen cabinets
  - Install granite countertops in kitchen
  - Install bathroom partitions
  - Install plumbing fixtures
- A member (Carol Zywicki) asked if the bathrooms will be in service during this beach season. She was advised that they will not be, as we need a certificate of occupancy once all the work is completed. We anticipate that it will happen sometime next spring if all goes well. It should be noted that the bathrooms in the old clubhouse are still in service for this beach season.
- A member (Gary Smith) inquired about obtaining prices for aluminum soffits, as they are maintenance free. He was advised that we are already going to purchase wood planking (at wholesale cost) for that purpose, as it is in an area that is not exposed. We will also be utilizing this on the ceiling in the interior great room.

- People are welcome to volunteer to help, but they cannot be down there alone without Rob or a member of the board, and the type of work must be approved, as Rob is the builder on record and there is an insurance risk.
- Rob Reibitz added that some landscaping/grading/asphalt work still needs to be done, as well rocks needing to be laid where the concrete meets the dirt on the north side of the building, where the golf cart path is.
- Member, Dan Sklar, asked about how much more funding is needed to establish occupancy in the new building. Only an estimate could be given at this time, which Rick Tuttle said is at least \$60,000.

#### **Social Committee (Kim Ellis):**

- Kim Ellis asked for volunteers to help with the social committee. She said she can work on a meeting time where they can discuss upcoming events, as well as a budget for those events.

#### **New Business:**

- The following by-law submission was brought to the board by Larry and Carole Zywicki, then presented to the general membership for discussion and a vote.
  - Article 12, Member Special Privileges, Section C - Golf Cart Parking: For privileges of golf cart parking pursuant to the guidelines as set in the Article 3, section E5, and beach rule #13 - Members shall pay an annual fee of \$200.00 and such fee shall be payable by May 1st of each year to coincide with the general membership equal maintenance.
    - After a brief discussion, the general membership decided to amend the proposal to reflect an annual fee of \$100.
    - Prior to the vote, there was further discussion about just policing the use of golf carts better and enforcing the golf cart parking area (old ball field), to which a lot of the membership appeared to agree.

The membership voted and the submitted bylaw proposal failed. 6 voted for the by-law amendment, 35 voted against it, with the rest abstaining.

- Andrew Carnacchi reminded the membership that it is the burden of the membership to make sure that rules are being followed. All members have access to the membership packet that was put on the website and emailed, as well as all the by-laws, rules & regulations. He also reminded everyone that parents must police their own children and make sure that their children follow rules and behave in a civil manner. Gary Weinfurther reiterated this and added that members also need to pick up after themselves.
- One of the members brought up that there are teenagers and others coming down to the park after hours and smoking Marijuana. The board advised the membership that this is a private park and open for gatherings, and therefore Marijuana is not allowed on the premises per state law and city ordinance. Membership was advised that if they see people in the park after hours to ask them to leave. If they do not comply, the police can be called, and a trespassing complaint can be made.
- Members were advised to walk only on beach property (and not other people's property) when accessing their boats.
- Members were also advised that nothing can be constructed in a 25-foot environmental setback.

Lynn Carnacchi made a motion to adjourn the meeting. Lauren Habsburg seconded. Motion was approved and the meeting was adjourned at 2:42 PM.