Twin Lakes Management Co.

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BOARD OF DIRECTORS
Jeff Marchini – *Division 1*
Mario Bandoni – *Division 2*
Stephanie Dietz – *Division 3*
Eric Cabral – *Division 4*
Ben Migliazzo – *Division 5*

John Sweigard – *President*
Phillip McMurray – *General Counsel*

TWIN LAKES MANAGEMENT COMPANY
BOARD MEETING

Tuesday, September 1, 2026
9:30AM

Franklin Yard Facility
3321 N. Franklin Road
Merced, CA 95348

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSIDER CORRECTIONS OR ADDITIONS TO THE AGENDA

The Board will consider corrections or additions to the agenda of items requiring immediate action that have come to the attention of the Board after posting of the agenda.

OPPORTUNITY FOR PUBLIC COMMENT (5 minutes per speaker)

This time is provided for the public to address the Board on matters of concern. Matters presented under this heading may be discussed but no action will be taken by the Board at this time.

CONSENT CALENDAR

All matters listed under Consent Calendar are considered by the Board of Directors and will be adopted by one action of the board unless any Board Member has any question or wishes to make a statement or

discuss an item. In that event, the Chair of the Board will remove that item from the Consent Calendar and place it for separate consideration.

1. Unapproved Minutes – April 7, 2026

ACTION/DISCUSSION

REPORT ITEMS

1. Operations & Financial Update

CLOSED SESSION

ADJOURNMENT

NOTE: No action may be taken on any items not appearing on this agenda unless:

: There is a finding of an emergency situation by majority.

: A two-thirds vote of the legislative body or a unanimous vote if less than two-thirds of the members are present.

: An item was properly posted but carried over for five days.

Any materials that are public records that relate to an agenda item, and are distributed to the Board of Directors less than 72 hours prior to the meeting shall be available for public inspection at the offices of the Twin Lakes Management Company, 744 W. 20th Street, Merced, CA during normal business hours. Additionally, any materials presented during open session are available for public inspection at the same address.

TWIN LAKES MANAGEMENT COMPANY
BOARD MEETING
UNAPPROVED MINUTES
REGULAR MEETING

April 7, 2026

The Board of Directors ("Board") of the Twin Lakes Management Company ("TLMC") met on the above date, pursuant to notice at 9:33 A.M. at the Franklin Yard facility for the Merced Irrigation District, located at 3321 N. Franklin Road, Merced, CA 95348.

ROLL CALL

Roll call showed the following Directors present:

Directors:

Mario Bandoni, Chair
Eric Cabral, Vice Chair
Jeff Marchini
Stephanie Dietz
Ben Migliazzo

The following TLMC employees were also present:

General Manager	John Sweigard
General Counsel	Phillip McMurray
Chief Operating Officer/Treasurer/Chief Financial Officer	Don Knapp

The following MID employees were also present:

Manager of Parks and Recreation	Brooke Gutierrez
Legal Assistant to the General Counsel	Jennifer McMaster
Executive Assistant to the General Manager	Sara Supple
Desktop Support Technician	Justin Cardenas

CHANGES/ADDITIONS TO THE AGENDA

None

PUBLIC COMMENT

None

CONSENT CALENDAR

Unapproved Minutes – January 13, 2026

Director Cabral made a motion to approve the Consent Calendar as presented, seconded by Director Dietz; the Board unanimously approved the motion. The votes on the motion were as follows:

Ayes:	Marchini, Bandoni, Dietz, Cabral, Migliazzo
Noes:	None
Abstain:	None
Absent:	None

ACTION/DISCUSSION ITEMS

None

REPORT ITEMS

Chief Operating Officer and Chief Financial Officer Mr. Don Knapp provided the Board with an operations/financial update.

Mr. Knapp provided a boatyard update. There are currently 20 boats in the boatyard. 32 boats were finished and launched since the last meeting. There are currently 6 boats waiting for open spots to begin work. Mr. Knapp noted the motor repair shop is fully operational, and non-houseboat business is increasing. Mr. Knapp provided a safety update, and noted that TLMC is coordinating with MID regarding houseboat permit compliance.

Mr. Knapp provided a marina update, including the Reel Deel Market & Café at Barrett Cove. Mr. Knapp stated the Reel Deel is currently open on weekends, and will be open daily starting Memorial Day weekend. Pontoon, kayak and paddleboard rentals are available. Mr. Knapp noted that the sewage grinder pump and electronic system have been replaced.

Mr. Knapp provided a mooring update. He stated that staff continue to perform annual line inspections. Mr. Knapp reviewed the 3–4-year buoy replacement plan, stating that staff have replaced approximately 90 of 250 buoys.

Mr. Knapp provided a financial update, including financial gains and losses for the boatyard, marina, and mooring for the second quarter of the year. Mr. Knapp also reviewed the TLMC debt history and projections through 2026.

ADJOURNMENT

The meeting was adjourned at approximately 9:55 AM.

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Eric Cabral, Vice Chair/Secretary

APPROVED:

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Mario Bandoni, Chair