

Beachwalk BOD Meeting Minutes – October 9, 2018

Board members present: Bill Bryan, Megan Garrett, Dan Church, Mike Wood, and George Schierle.

Homeowners present: Brad Cranford, Elaine Porter, Kate & Mike Gentile, Scott Garwicki, Patsy Ennis, John Hughes, Bill Farriss, Walt Jankowski, Gail Morris, Eugene Lisewski, Jim Craig, Lee Brennan, Lisa Leppo, Silas Garrett, and Kate & Jerry Shorten. Cindy Snead was present from Network.

Bill Bryan called the meeting to order at 5:00 PM at the Beachwalk Clubhouse.

Bill asked for approval of August 2018 meeting minutes (September 2018 BOD Meeting was cancelled due to hurricane Florence). Motion was made/seconded to approve and passed unanimously.

Committee Reports

Architectural Control Committee: Lee reported two events: 1. August 14, 2018, ACC received request from Bill & Nancy Mahon at 308 Settlers Lane, to paint front door & shutters. Approval was given August 25, 2018. 2. October 4, 2018, ACC received request from Richard & Barbara Harding at 512 Shell Drive to replace roof. Approval was given same day.

Communications Committee: Megan reported that she now has access to web site for posting, etc. and that the combination to the tennis court lock is posted in a secure area of our site. CC will begin posting all communications that go to HOA on the web site.

Facilities/Maintenance Committee: Gene Lisewski read from the attached maintenance report (see attachment # 3). Scott Garwicki agreed to cut/prepare for pick-up the fallen tree by the mailboxes.

Financial Committee: Mike Wood read from financial reports (see attachments #1 & 2 for condensed reports). See our web site for more financial details. A motion was made/seconded and unanimously approved to adopt the August & September financial reports.

Landscape Committee: Gail Morris read attached report (see attachment # 4). Gail also said FEMA needs rental properties to house current hurricane victims. Let Gail know if you are interested and willing to help.

Social Committee: Kate reported that the Labor Day event went well and the next social event is the November 3, 2018 annual budget meeting. Kate cleaned out clubhouse fridge after hurricane Florence.

Unfinished Business: Mike Wood said purchase of the in-pool light fixture replacement is on hold until next year.

Sale of "Sandman lot" known also as the green space common area north of Fifth Avenue received lots of comments from the floor. Bill corrected the statement in the letter to the HOA that we pay taxes on the property... we do not, the HOA is tax exempt. Pros and cons were discussed without resolution. The Board will continue to research the impact of the sale on Beachwalk HOA.

The cleaning of the storm water grate at the end of D-1 was discussed. Bill agreed to research hiring "day labor" on a routine basis for the job.

Storm water ditch clearing of fallen trees is the responsibility of the homeowner on which the tree's root system is located. BOD will follow up on current related incidents.

Gene presented a sample of "Slate" colored roofing shingles as replacements for the Clubhouse and Cabana. It was approved by the Board.

Cindy agreed to contact County to arrange inspection re: night swimming lighting requirements.

New Business: Beachwalk parking on the grass (soft areas of lawns) Rules additions are forthcoming from the Board as we anticipate the Town of Kure Beach parking restriction changes. Any changes would require HOA approval. After discussion it was decided that TOKB new sign ordinance has no impact on Beachwalk (no need to attend upcoming meeting at Town Hall).

Mike Wood reported we need to change one proposed 2019 budget item. Installation of handicap access to the pool is now estimated to cost \$1500 (was initially listed as \$500).

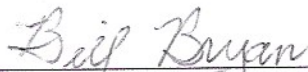
Meeting adjourned: Meeting was adjourned at 6:35 PM.

The annual Beachwalk HOA budget meeting will be held on Saturday, November 3, 2018 at 10:00 AM at the clubhouse.



(November 3, 2018)

Submitted by: Dan Church, Secretary
Beachwalk HOA Board of Directors



(November 3, 2018)

Approved by: Bill Bryan, President
Beachwalk HOA Board of Directors

Attachments:

1. Financial Report -August 2018 (1 page)
2. Financial Report-September 2018 (1 page)
3. Maintenance Report (1 page)
4. Landscape Report (1 page)

Attachment # 1

BEACHWALK

Homeowners Association

Financial Summary

Ending August 31, 2018

This Month

Income \$12,437.53

Expenses \$6,355.88

Checking Account Balance.....\$34,065.76

General Reserve Account.....\$34,289.39

Storm Water Reserve Account.....\$25,501.27

This information has been transferred from Network Realty Reports Cash Basis

Attachment # 2

BEACHWALK

Homeowners Association

Financial Summary

Ending September 30, 2018

	This Month
Income	\$1,006.00
Expenses	\$5,272.90
Checking Account Balance.....	\$29,789.86
General Reserve Account.....	\$34,289.39
Storm Water Reserve Account.....	\$25,501.27

This information has been transferred from Network Realty Reports Cash Basis

Attachment # 3

- 1) The South Pond Fountain filter and lights were cleaned after 6 weeks in operation. I will be monitoring and maintaining this as necessary.
- 2) The Mailbox Light sensor and junction box cover have been replaced. Lights now turn off during daylight hours.
- 3) The floodlights on the Northwest corner of the Cabana are hanging by their wires. I will address this matter personally.
- 4) The Cabana appears to have lost additional ridge shingles due to Florence. This may impact the repair estimates. Due to past experience with Excel Roofing, The Maintenance Committee recommends this company for repair or replacement of the Clubhouse and Cabana roofs.
- 5) During the fall a work party needs to be assembled to repair the Chlorine Room, preferably before roof repair work is done.
- 6) The Clubhouse and Cabana door and window lintels need painting and grout. I would like to organize a work party for this.
- 7) The North and South Gate Wall light fixtures were severely damaged by hurricane Florence and need replacement. Only 3 of the 8 fixtures remain serviceable. Also at the North Gate only the right wall of the Beachwalk name is illuminated. (Cost of \$280 approved by Board at Oct. 9, 2018 Meeting)
- 8) The Swimming Pool Deck Light Timer would not turn off the lights due to a broken tripper tab. I have purchased the repair parts and completed the repair. There is now one extra pair of trippers in the timer box.
- 9) I recommend the resurfacing of the common area parking by the Pool and Clubhouse be postponed until the Town repaves Settlers Lane in 2020. The transition will be seamless and should cost less than if it were done earlier by itself.
- 10) The North Gate and Mailbox Lights are on dusk to dawn sensors. The Maintenance Committee requests the BOD dictate on/off settings for the four timers throughout Beachwalk. This includes South Gate Lights, South Gate Waterfall, North Pond Fountain and Swimming Pool Deck Lights. Also, is there a legal requirement for lighting the pool?
- 11) As I am presently the only Maintenance Committee member I request the BOD have Cindy send an email to all homeowners soliciting new members. I can draft the request if needed.

Eugene Lisewski, Jr.
Chairman Pro Tem, Maintenance Committee

Attachment # 4

Landscaping Committee Report

In the month of July a number of services were not completed by LandCare and a significant amount of money was withheld. Rick Morton escalated the matter to upper management at LandCare. They have responded in a favorable way.

There is now a new crew servicing Beachwalk. The former Manager has been brought back to oversee the work. The Landscaping Committee has noticed an improvement.

Beginning next week LandCare will be servicing Beachwalk every other week.

LandCare was scheduled to perform General Pruning in September. They were here several days in a row the last week in August and in the first week in September performing this task. They made good progress however not everything was trimmed. The Landscaping Committee recommends withholding 10% of the payment for this service in September.

Flower bed weed control was also not provided and we do not recommend payment for this item.

Of more significance is Turfgrass Application 5 (fertilizer, herbicides and weed control). This was not performed in September and we are not recommending payment for this service. In lieu of Hurricane Florence the Landscaping Committee received authorization from the BOD to provide an extension to LandCare allowing them ample time to perform this service in October.

A proposal to replace a failed valve in Zone 2 at the South entrance was sent to the BOD for funding. Zone 2 provides water to the main section of the south entrance and the dolphin flower bed. It is completely shut off and is non-functioning. The lawn and plantings at the south entrance suffered due to lack of water. New fall plantings are scheduled to be installed in October and will require watering. The Landscaping Committee has instructed LandCare not to install new plants until this valve is replaced. The cost is \$185 and was approved by the Board.

A proposal was received from LandCare to install two jumbo valve boxes in the area between the pool and tennis courts where the valves were replaced. This is required because of the way the manifold is laid out. This is a safety issue. It will also enable contractors to locate and access the system for future repairs. LandCare is recommending changing the two 10 inch boxes to much larger jumbo valve boxes which would make it even with the surrounding landscape. The Landscaping Committee has submitted questions to LandCare for additional explanation. When a response is received the proposal along with a Request for Funding form will be sent to the BOD for approval/authorization. The cost for this project is \$393.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member