**Beachwalk BOD Meeting Minutes – June 11, 2019**

Board members present: Bill Bryan, George Schierle, and Mike Wood (via phone)

Homeowners present: Gene Lisewski, Gail Morris, Julie Farris, Dan Church, Tom Juska, Kate Shorten, Brad Cranford, Jim Craig, and Scott Garwicki

Cindy Snead from Network was also present.

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

Bill proposed the approval of the April 2019 Monthly Meeting Minutes. Motion was made/seconded to approve and passed.

Committee Reports

Architectural Control Committee: Gene reported that there is nothing to report this month.

Communications Committee: No report was given since Megan was absent.

Maintenance Committee: See attached report for full details. Condition of Cabana bathrooms was discussed; it was determined that an emergency Cabana cleaning was required. Discussion was centered about how to find someone who would take over the cleaning of the Cabana bathrooms on our very limited budget of $50 / week. Bill will look into replacing the current vendor who is “cleaning” our bathrooms.

Financial Committee: George reported the financial summaries had not been received from Network, and all summaries would be deferred until the July BOD Meeting.

Landscape Committee: Gail Morris read from the attached report. Bill reported that ten homeowners had been identified who needed attention to repair their trees and/or fences and that all had been contacted. Eight of the ten homeowners had repaired their trees and/or fences and that two are outstanding. Follow up will be performed for the two outstanding homeowners.

Social: Kate Shorten reported that Joe Truelove conducted the Memorial Day service and had performed wonderfully. Next event will be July 4th party.

Unfinished Business

Update on Design Guidelines (Bill): Bill reported that he and Gene went through the 37 Design Guidelines and found that all guidelines that required 51% homeowner approval passed. Previously, it was believed that only 51% of those voting was required, but this has since been corrected. No more action is required on this task.

Update on Disposition of Sandman Lot (Bill): Bill stated that he would be attending the upcoming TOKB Council Meeting on June 17 and would represent Beachwalk BOD in the sale of the TOKB’s Sandman Lot conditioned on the incorporation of two items: 1) the TOKB would ensure and guarantee that the Stormwater from the TOKB’s Sandman Lot would not adversely impact Beachwalk’s SWS and its ability to convey water sufficiently to thwart flooding; and 2) the TOKB would award the HOA rights of the newly developed property to Beachwalk (we are in competition with Kure Dunes over the HOA rights of this property).

Dan added that TOKB is commissioning a SWS study town-wide which will start at the north end (near Beachwalk) and will work itself southward (through Beachwalk). It is believed that this study will start sometime in Fall 2019.

There was a lengthy discussion about Beachwalk’s SWS and how the TOKB’s newly developed Sandman Lot will impact us. Jim asked if the Sandman Lot will exceed our capacity to handle the excess waterflow. Dan responded that the SWS study will determine this.

Hurricane Damage Needing Attention (Bill): This was discussed under Maintenance Committee report.

YOUR VOICE Website Referrals (Bill): Bill suggested we have a bulletin board on our website to list vendors who we recommend for future work. Megan was absent and further discussion was deferred on this topic.

Removal of dirt from D5 (Bill/Gene/Jim): Bill suggested we hire someone from Craigslist who would come in and remove the dirt from D5. The vendor would need an ATV and trailer to haul the dirt from D5 away from Beachwalk. An individual will be sought who can provide the equipment and manpower to complete this task.

New Business

Sale of Common Area: Julie previously presented to the President twenty-seven petitions of homeowners who planned to vote against the sale of the Common Area proximal to the TOKB Sandman Lot. Julie spoke about why this property should not be sold, with other homeowners supporting the sale of this property.

Bill stated that all 85 homeowners will decide if this property is sold, not just the twenty-seven petitioners.

Dan stated that our SWS was designed to handle the new lots on the Common Area; Jim agreed. Jim also stated that over half the homeowners are not aware of the location of the Common Area, or even of its presence.

Pool Lift: Julie presented a flyer to the BOD that stated our pool was open to the public. Bill took issue with this and found the flyer had been generated by a Kure Beach Village homeowner, not a Beachwalk homeowner. Based on her belief, Julie proposed that a pool lift was required. Many of the homeowners present voiced their disagreement to our pool being open to the public.

Julie voiced her frustration that swimming pools were not allowed in Beachwalk, yet we have failed to fund a pool lift for the handicapped. Bill stated that she could simply get 10% of the homeowners to sign a petition to change our Design Guidelines to allow the installation of a private pool in a homeowners’ yard, then have the homeowners vote on this issue.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 6:15 PM.



Submitted by: Bill Bryan, President

Beachwalk HOA Board of Directors

Approved by: Bill Bryan, President

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Beachwalk HOA Board of Directors

Attachments:

1. Facilities/Maintenance Report (1 page)
2. Landscape Committee Report (1 page)

**BEACHWALK BOD MEETING**

**JUNE 11, 2019**

**MAINTENANCE COMMITTEE REPORT**

1. The South Gate light photo control has been replaced with the warrantied part. Once installed it was evident that the tandem light fixture for the Beachwalk sign was shorted out. This fixture was mounted on a concrete paver at ground level of the planting bed. Two new LED flood lights with 2 year warranties were installed on the existing weatherproof electrical boxes to ensure they will not short out in the future.
2. The defective timer for the poolside Dolphin Fountain has been replaced. The fountain is set for the same hours as the South Gate Waterfall; on at 6AM and off at 11:30PM.
3. Three of the four pool umbrellas have required repairs. The Maintenance Committee will be affixing small signs to the tabletops with instructions to “Please Lower Umbrella Before Leaving”. The bathroom lights and fans are also constantly being left on. Can the Board send an email reminding pool visitors to turn these off as well as lower the umbrellas after use?
4. The circuit breakers in the pool pump room have been replaced with GFCI breakers where required for safety. The 5HP main pump motor is ready to be installed. We are waiting to coordinate this with the electrician in order to pass inspection and keep the pool open. The Maintenance Committee will install the motor. The licensed electrician will obtain the necessary County permit, connect the wiring to the motor and inspect the pump room wiring.

Eugene Lisewski, Jr.

Chairman, Maintenance Committee

**Beachwalk BOD Meeting**

**June 11, 2019**

**Landscaping Committee Report**

The previous landscaping company, LandCare, did not perform pruning in April, nor did they provide Turfgrass Application 2 (fertilizer, herbicides and weed control) or Turfgrass Application (core aeration). This was the last month they serviced Beachwalk. They were not paid for these services.

The next scheduled pruning by the new company will be performed in July. Landscapes Unlimited was unable to treat the lawns in May due to the exceptionally dry weather. They have recently applied fertilizer and will be scheduling the applications of herbicide and weed control.

Due to issues with the irrigation system not working at the South Entrance, some of the flowers that were placed there did not survive. The system has been repaired by Landscapes Unlimited.

The board sent out Requests For Bid to eight prospective landscaping companies. One vendor (Bowman’s) has declined to bid.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member