Beachwalk BOD Meeting Minutes – May 14, 2019

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

Homeowners present: Dan Church, Gail Morris, Eugene Lisewski, Silas Garrett, Kate Shorten, James Craig, Lee Brennan, John Hughes, Bill Melvin, Maggie Hoyer, Brad Cranford, Hans Stoquist

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 Lisewski reported that there is nothing to report this month.

Communications Committee: Megan Garrett reported that Rick Morton is in the process of making some changes to the website (ex: a FAQ tab has been added). Discussions of how to proceed with publishing a directory are ongoing.

Maintenance Committee: Gene reported on activities of the committee. The Committee met with Pool Professionals and the County Inspector to ensure everything met permit requirements for opening day. An issue of a broken irrigation line near the South Gate wall has been deferred to the BOD for repair by the irrigation contractor. The Committee completed replacement of the South Gate Waterfall components. Gene noted that the lights at the South Gate will be off for several nights until a replacement photo control can be installed (under warranty and just arrived today from on order). See attached report for full details. A duplicate pool invoice was resolved by George Schierle.

Financial Committee: George reported the March and April 2019 financial summaries. See attached for full details. In the absence of Year to Date spreadsheets, Cash Flow sheets were requested to be posted on the website. Megan will do this. Bill proposed the approval of the March and April 2019 Financials. Motion was made and seconded to approve and passed.

Landscape Committee: Gail Morris read from the attached report. LandCare no longer serves Beachwalk and Landscapes Unlimited has begun service. Common areas will have flower plantings soon. Next calendar year we will need a new contractor and process to solicit bids has begun.

Request was made from floor to add additional trees to Annual Meeting vote. A question arose from the floor: if problems with current contractor, who should be contacted? The answer was that Cindy should be contacted.

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Social: Kate Shorten reported that she and Sylvia have cleaned out the kitchen cabinets in the Clubhouse (a lot of maintenance items were in there). Announcement for Memorial Day event will be sent to Cindy on Thursday.

Unfinished Business

Update on Design Guidelines (Bill): Bill has not started but will make progress by next meeting.

Update on Disposition of Sandman Lot (Bill): Informational meeting for homeowners is scheduled for this Saturday, 18 May. This meeting will be for asking and answering questions. A question arose from floor about including the lawyer at this meeting for answering questions. Bill responded that the lawyer has not been asked to attend at this time. A question arose from the floor as to whether consideration has been given to including persons that can answer questions about real-estate values/sale values. Bill responded that discussions with those types of professionals would come later, but that they are being considered. TOKB currently plans to have a public meeting about the sale of their property in June. We have not met again with TOKB and Kure Dunes since last reported as recent meetings have been futile. A question arose from floor about legal action we can take if TOKB plans to landlock our greenspace. No response was given to this question. **No vote for the sale of our Greenspace is currently scheduled.**

Hurricane Damage Needing Attention (Bill): No action recently. Bill indicates he will follow-up.

YOUR VOICE Website Referrals (Bill): Communications Committee is requested to create a bulletin board on the website as a place to list referrals for contractors. Megan will work with Rick to post this board.

New Business

Removal of dirt from D5 (Bill/Jim): Soil has accumulated and is partially blocking the last segment of our stormwater system. Dan Church and Jim Craig believe some riprap needs to be removed so that normal flows can assist in washing out the sedimentation. Current sedimentation needs to be cleaned out so that future sediment and discharge has a place to go. A question arose from the floor: is the riprap gradient is considered a design flaw? Dan and Jim do not think so and voiced that if it were, it probably would have had to be brought up earlier after turning the system over to us. This sediment will be a long-term maintenance item and is part of the reason the Stormwater Maintenance fund exists.
It was proposed that $1,000 from the Stormwater Maintenance fund be allocated for cleaning this sediment out. This motion was made and seconded, and passed.

Parking in Front of Swimming Pool/Tennis Court (Roy): Concern has been raised by homeowner that the same cars are parked there for multiple nights in a row. Currently

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there are no rules stipulating that this cannot take place. Until it causes a problem, the BOD plans to take no action.

Personal Pool Items Brought into Pool (Roy): Concern has been raised about number and size of pool toys brought into the pool. Rules are in place to prohibit excessive items. Enforcement is up to homeowners. Homeowners can call Cindy to report rule breakers if they wish.

Rentals Agreements to BOD (Roy): Request was made that the BOD require leases be submitted. This is already a requirement that leases be sent to Cindy to ensure they meet the minimum 1 year lease term.

Sale of Greenspace Delayed until Annual Meeting (Julie): Concerns brought to the BOD by Julie Farriss were read to the audience. It appears that there was a misunderstanding as to the purpose of the 18 May meeting. This meeting is an informational meeting only, not a meeting for a vote. Discussion ensued and general consensus was that the annual meeting may be too late to hold a vote but that it depends how the TOKB progresses with the plans for sale of their lot. The current plan is to hold the 18 May informational meeting as schedule, hold additional informational meetings as necessary, and hold the vote as a special meeting when appropriate (in line with TOKB timeline).

Stormwater Maintenance Responsibility: Since the Stormwater Committee was previously disbanded, it has been decided that the Maintenance Committee will now be responsible for monitoring needed maintenance related to the Stormwater System.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 5:46 PM.

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Submitted by: Megan Garrett, Secretary
Beachwalk HOA Board of Directors

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

Attachments:

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

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BEACHWALK BOD MEETING
MAY 14, 2019
MAINTENANCE COMMITTEE REPORT

1) The Maintenance Committee met with Pool Professionals and the County Inspector at the pool last month to ensure that all necessary equipment was in place and permit requirements were met for opening day. The timer for the Spa jets remained on 3 minutes longer than the 15 minutes maximum time, however that issue was dismissed due to the fact that we do not have a hot water system for that pool. We also needed one additional life ring and rope which was supplied by Pool Professionals.

2) There is a broken irrigation line at the foot of the South Gate wall. The Maintenance Committee has deferred this issue to the board to have it repaired by the irrigation contractor.

3) The Maintenance Committee has completed replacement of the South Gate Waterfall strainer basket housing, ball valve and related PVC pipe couplings. At the same time we tightened the ground and electrical connections to the motor. The circuit breaker has not tripped in more than a month. Hopefully that problem is also resolved.

4) The lights at the South Gate will be off for several nights until a replacement photo control is received from Home Depot. This item is under a 5 year warranty, therefore no additional cost is associated with this repair.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

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Beachwalk

Homeowners Association
Financial Summary
Ending April 30th, 2019

	This Month	Year to Date	Budgeted
Income	$23,355.93	$55,474.16	$48,960.00
Expenses	$22,513.80	$46,793.90	$47,194.50

Checking Account Balance.....$33,669.10

General Reserve Account.....$40,655.64

Storm Water Reserve Account.....$32,167.65

Member's Equity.....$106,492.39

This info. has been transferred from Network Realty Reports
Cash Basis

Beachwalk

Homeowners Association
Financial Summary
Ending March 31st, 2019

	This Month	Year to Date	Budgeted
Income	$5,209.02	$32,118.23	$36,720.00
Expenses	$6,806.20	$24,280.10	$35,396.25

Checking Account Balance.....$33,261.90

General Reserve Account.....$40,654.30

Storm Water Reserve Account.....$32,166.06

Member's Equity.....$105,650.26

This info. has been transferred from Network Realty Reports
Cash Basis