

Beachwalk BOD Meeting Minutes – April 15, 2020

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

Homeowners were specifically not invited to this meeting due to self-isolation/stay-at-home order in place by the State, County, and local governments. Committee members were invited to attend.

Homeowners present: Gene Lisewski, Gail Morris, Scott Garwicki

Cindy Snead from Network was not present.

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

Bill proposed the approval of the March 2020 Monthly Meeting Minutes. Motion was made/seconded to approve and passed.

Committee Reports

Architectural Control Committee (ACC): Lee Brennan was not in attendance but submitted a report for the committee prior to the meeting. See attached.

Clubhouse Upgrade Committee: No one from the committee was in attendance and no update was provided.

Communications Committee: Megan Garrett expressed extreme disappointment in the BOD for not conducting this and other recent (non-monthly) meetings virtually so that homeowners as well as all BOD members could fully participate during the COVID-19 pandemic. Multiple options for virtual meetings were sent to the BOD by myself, beginning on March 19th including options for web meetings and teleconference. Megan offered to run test meetings with individuals on the BOD to improve comfort levels but no one took her up on this offer.

The recommendation is still to use Webex for future meetings during the pandemic. This option has no cost to the HOA and Megan is willing to host the meeting (setting up all the meeting parameters). If this were used, homeowners could call in or log in to hear or see the meetings. Attendees could use video cameras or not when attending. Homeowners are already using similar technology to call into TOKB emergency meetings (although Webex is superior in Megan's opinion to what the TOKB is using, with improved audio). It is Megan's opinion that closing the Clubhouse should be for all members and the BOD, not just non-BOD functions. Disinfecting the Clubhouse after one of the BOD or committee members tests positive for COVID-19 is an expense that is avoidable, but the majority of the BOD is unwilling to take measures to prevent this future necessity.

Megan has indicated that if meetings continue to be in-person, she will have to seriously consider resigning from the BOD as well as the Communications Committee.

Everyone in attendance at today's meeting in the Clubhouse was wearing masks according to Don Morrow (Secretary is unsure if this was a joke or factual).

Bill Bryan points out that CDC guidelines are being followed and that the Federal Government does not control activities such as these and that State's Governor's orders are changing.

George points out that the HOA governing documents do not require the BOD to meet monthly.

Mike Wood noted that he was in line with Megan in the opinion that since there is a reasonable alternative for meeting virtually, that is what we should try to do for the time being.

No change to current practice was decided, nor vote taken.

Maintenance Committee: Gene Lisewski reported for the committee. Updates included those in the attached report. Highlights include a Maintenance Committee meeting held on March 12th that resulted in several homeowners volunteering to assist with maintenance and repair activities. Various Clubhouse maintenance including carpet cleaning and replacing screens was accomplished. Cabana repairs are also under way. See attached for more details.

Discussion took place between Mike Wood and Gene about possible causes of tripping circuit breaker at the pool motor.

Financial Committee: George Schierle reported the March 2020 financial summaries. See attached for full details. George confirmed that Mike planned to move some funds from checking this month.

Gene noted that he and Scott are putting out a lot of money for the Cabana repairs and reimbursement should be expedited. Mike said that he would do this.

Bill proposed a motion for approval of the March 2020 Financials. This was motioned and seconded and the motion was passed.

Landscaping Committee: Gail Morris reported for the Landscaping Committee. Various funds were withheld for various services not completed by Yard-Nique (YN). Multiple meetings were attempted between YN and the Landscaping Committee (and the BOD) but due to YN's unwillingness to meet in person in March, no meeting was ultimately held. YN submitted a service schedule that differed greatly from that agreed upon in the contract. Neither YN nor the HOA was willing to compromise on the schedule and are at an impasse. YN indicated to Beachwalk that they would regrettably end their contract with us. Since this notification, the Landscape Committee has spent a great deal of effort researching and considering our options for replacement services. Ultimately, it was agreed by the Committee and BOD that the Committee would approach Landscapes Unlimited (LU) for proposal. This topic was further discussed under New Business.

Social: No one has volunteered to be chair yet. Volunteers are welcome.

Unfinished Business

MOTSU Removal of Vegetation on Fence (George): Fence has been cleared of vines, scrub, and small trees but the fire lane has been left a mess with piles of debris. Homeowners with concern about the firebreak maintenance should send their concerns to Bill Bryan who will forward to the TOKB.

Parking at Swimming Pool/Tennis Court (George): No restrictions. This was discussed previously.

Legal Opinion on Compelling Homeowner to Erect Fence (Bill): No longer needed at this time because homeowner has erected the fence.

New Business

BOD Approval of Proposed Landscapes Unlimited's Bids (Gail/Bill): Bids and information submitted by the Landscape Committee for replacing YN with Landscapes Unlimited for the remainder of this year as well as 2021 and 2022 were reviewed.

Much discussion ensued about the process used to compare contractors, specifically looking at comparing pricing of individual items versus total price.

Mike expressed disappointment that we did not offer the same opportunity for other contractors to bid on the continuation of services.

Question was posed: Are the bids for 2021 and 2022 contingent on hiring them for the remainder of this year, and visa versa? The answer is yes.

Mike reminds the BOD that funding for services after the end of this year will need to be voted on as part of future budget votes (at annual meeting).

Bill makes a motion that the BOD accepts Landscapes Unlimited's Bids for the remainder of this year at \$57,637.48 as well as the 2021 and 2022 time period at the amount of \$87,810.48 per year. The motion was seconded and passed with Mike Wood abstaining.

Landscaping Committee to Send New Contract to BOD (Bill): Bill is awaiting LU's response. The Landscape Committee will then refine the contract before presentation to the BOD.

Annual Meeting will be Saturday, October 24th at 10 am in the Clubhouse.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 6:01 PM.

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

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

Attachments:

1. Architectural Committee Report (1 page)
2. Maintenance Committee Report (1 page)
3. Financial Committee Report (1 page)

DRAFT

Beachwalk HOA Board of Directors Meeting April 14, 2020

Architectural Control Committee Report - **REVISED**

Members: Lee Brennan, Chairman
Bill Bryan, ACC Liaison
Gene Lisewski

Greg & Lydia Nolan – 307 N. 5th Avenue – Courtyard Fence - Front

4-9-20 We received request to install 4' White Vinyl Picket fence at front of residence

4-10-20 Committee approved.

Respectfully submitted,



Lee Brennan, Chairman

BEACHWALK BOD MEETING
APRIL 15, 2020
MAINTENANCE COMMITTEE REPORT

- 1) The Maintenance Committee held a meeting on March 12 with the board and BW homeowners to address issues relating to facilities that need maintenance and repair. Participation was encouraged to help keep HOA dues from increasing while preserving the ambiance of Beachwalk. Several people signed up to assist in this endeavor.
- 2) In the Clubhouse we spot cleaned the carpet and moved the furniture. The carpet was then professionally cleaned by All Seasons Carpet Care. Other work in the Clubhouse included repair of the wall paper in the kitchen and bathrooms, cleaning scuff marks on the painted walls, tightening and aligning kitchen cabinet doors, tightening the legs on the two lamp tables, replacing three floor registers which were badly rusted, and replacing three light bulbs in the ceiling fan. We have on backorder one bathroom fan motor and the light grille/lenses for both bathroom ceilings. Light bulbs will be LED 100 watt equivalent to offset the dark wallpaper.
- 3) New screens were installed in the Clubhouse windows and one door. Thank you Brad Cranford for supplying the material as well as the labor to make this happen.
- 4) At the South Waterfall the electric service was gone over to clean and reconnect corroded ground and neutral wiring. We also installed a new starting capacitor on the pump motor.
- 5) In the pump room we replaced a cracked fitting on the main pool pump outlet and installed rubber cushions to lessen vibration. Plumbing leaks were repaired on the Dolphin pump and the Swimming Pool aerator. Leaks on the Spa pump were repaired as well as replacement of a defective ball valve, broken band clamp and cracked pump base. PVC unions were added to all five pumps for ease of service in the future.
- 6) There is an issue with the 5 HP Pool motor running hot and tripping the circuit breaker. We are looking into having the motor replaced under the two year warranty.
- 7) Two new umbrella frames were purchased, and the new one we had in storage were put in service. Old umbrellas will be retained in the event that spare parts are needed. The fabric canopy on one umbrella was frayed and was sewn. We have two spare canopies; one new and one used.
- 8) Repairs and maintenance on the Cabana are well under way and expected to be completed in two weeks. Pool Professionals has advised us that our annual inspection will be performed when this work is completed.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

Beachwalk

Homeowners Association Financial Summary Ending March 31st, 2020

	This Month	Year to Date	Budgeted
Income	\$ 9,095.01	\$34,178.65	\$36,720.00
Operating Expenses	\$5,708.74	\$25,787.52	\$35,730.00
Reserve Expenses	_____	_____	\$924.00
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TOTAL EXP.			\$36,654.00

Checking Account Balance.....\$50,633.28

General Reserve Account.....\$42,364.20

Storm Water Reserve Account.....\$34,185.87

Member's Equity.....\$127,183.35

This info. has been transferred from Network Reality Reports