

Beachwalk BOD Meeting Minutes-August 9, 2016

Board members present: Bill Bryan, Joe Truelove, Pat Brennan, Mike Wood, Dan Church

Homeowners present: George Schierle, Kate & Jerry Shorten, Lee Brennan, Walt Jankowski, Jim Craig, Gail Morris, Eugene Lisewski, Jackie & Herb Wiebe, Tema Church, Bryan Stewart, and Silas & Megan Garrett. Cindy Snead was present from Network Realty.

Call to order was executed at 4:00 PM at the Beachwalk Clubhouse.

Bill Bryan (President) asked for approval of July 2016 meeting minutes. A motion was made/seconded to approve and passed unanimously.

Adoption of the June 2016 financial information was motioned/seconded and passed unanimously (separate document).

Committee Reports

Stormwater Committee: Jim Craig led a discussion of the August stormwater committee report (see attachment #1). Jim asked the Board to approve \$1000 SWC change order amount without BOD approval. This was modified to \$1500 with a limit of three (3) CO's before presentation to BOD for any additional CO's. This motion passed by a vote of 4 to 1. Jim also asked the Board to approve expenditure for the removal of cypress trees on D5 ditch. If the stormwater repair contractor (Ellixson) does not remove the trees as part of the base contract, the SWC will arrange removal. Estimated amount of expenditure is \$1985. This motion passed BOD unanimously. Jim agreed to compose a letter to homeowners who have not yet modified downspout violations with further explanation and a deadline coordinated with SW repair construction. Grates (2) were proposed by SW Committee for installation at Fifth Avenue North culverts at the end of D1. Pricing of \$600 would allow authorization of expenditure to occur at the SW Committee level.

Architectural Control Committee: Lee Brennan said nothing new to report from ACC.

Communications Committee: No one was present to report.

Financial Committee: Joe Truelove reported that as of the end of June 2016, we had \$277,612 cash assets with \$252,612 in stormwater reserve.

Landscape Committee: Bill Bryan reported that 7 initial vendors have been reduced to 2 with the committee evaluating Landcare as first choice. More information will be made available as we near the annual October meeting. Board discussion suggested additions to the forthcoming contract to include on site supervision, an escape clause, and detailed care for the stormwater plants with perhaps penalties for damages. It is assumed that Coastal Resources Company will remain directly responsible for stormwater plant maintenance.

Recreational/Maintenance Committee: Joe Truelove said that the South entrance dolphin fountain is having an air lock issue (filter related) and is being worked by Mike Gentile. An electrical sub panel needs replacing at the North wall due to rusting.

Social Committee: Kate Shorten reported that a Labor Day gathering is planned (Sunday, Sep. 4, at 5PM). An e-mail will be forthcoming with details.

Unfinished Business: Dan Church read into record the attached letter describing history and advantages of our perimeter fence (see attachment #2). Motion was made/seconded to declare the fence a "community-wide standard". Three members of the Architectural Committee were present and allowed to vote. The motion passed by a vote of 7 to 1. Dan agreed to compose a letter informing 314 Fifth Avenue homeowner that their fence continues to be in violation of Beachwalk Covenants & Restrictions, Section 7.2(b). Joe Truelove asked the Board to issue a letter of intent to pursue legal action against homeowner Withers' work trailer violation. Cindy will follow up.

New Business: Joe Truelove brought up use of Beachwalk clubhouse by the Town of Kure Beach. This is not generally accepted but is seen as a special request by the Town for retiring Fire Chief, Dennis Cooper. The BOD approved the use with Bill Bryan acting as sponsor. Joe also brought before the Board a request by Mike Gentile for modifications to Beachwalk HOA bylaws related to elections. It will be placed on agenda for September meeting. Notice of Annual October 8, 2016 meeting (10 AM) will be mailed on/before September 7. Cindy will follow up. BOD member term issue will be discussed in a BOD work session yet to be scheduled. A suggestion was made to investigate need for signage at the ponds prohibiting feeding of the pond animals and potential warning of alligators. "Stormwater Impact" letter will be resent to HOA. Dan will follow up.

Meeting Adjourned: A motion was made/seconded to adjourn at 5:33 PM and was unanimously approved. Next Board meeting is scheduled for (Tuesday) September 13, 2016 at 4 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns to the Board before the meeting they wish to address.

 (September 13, 2016)

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

 (September 13, 2016)

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

Attachments:

1. Stormwater Committee Report (1 page)
2. History & Advantages of Beachwalk Perimeter Fence (1 page)

Attachment # 1

Stormwater Committee Report, August 9, 2016

Project Updates:

(July 7) Our Plan Revision was approved by NCDEMLR.

(July 21) Cape Fear Engineering sealed the Final drawings for construction

(August 1) Beachwalk HOA and Ellixson signed the construction contract.

(August 2) The Town of Kure Beach started the pipe relocation on Settlers' Lane.

Several things will be happening in August to prepare for construction work to start after Labor Day. These include: survey staking around ponds and ditches, ordering pipe, building mats for equipment working in the drained ponds, and staging materials and equipment on the Sandman Lot.

Beachwalk has several things to do to get ready for construction:

- 1) The HOA sent out an information letter regarding downspouts draining into ponds and ditches, but most of the properties notified have not made the modifications we requested. The SWC can offer several options on how to handle the situation, but we need support from the BOD for actions taken against reluctant homeowners.
- 2) The SWC recommends that the Leland cypress trees in the D5 easement behind 118 Settlers' be completely removed. The trees are obstacles to construction work and will interfere with future landscaping maintenance. More importantly, the trees pose a risk of blocking water flow down the swale. The trees have no benefit to the stormwater system whereas potential flooding into the roads and property damage are a substantial risk.

Ideally, Ellixson will decide to remove these trees as part of their construction work. They are already committed to lay sod to stabilize the new banks along the D5 swale. If Ellixson decides to only trim the trees, we should be prepared to have Fitness Tree Services remove them before construction work starts in D5. We have obtained an updated proposal by FTS of \$1985 to do the work. The SWC requests authorization by the BOD to have the trees removed by FTS if Ellixson declines to do so.

- 3) Although we cannot define all items that may require future change orders during construction, it is likely that some will occur. To expedite decisions on future change orders, the SWC proposes that a dollar limit be used to separate minor change orders (<\$1500) that could be approved by a majority of the SWC from larger change orders (>\$1500) that would require approval by majority of the BOD. The objective is to recognize cost effective additions to the project that can be made without causing delays for the contractor.

The Stormwater Committee: Jim Craig, Dan Church and Bill Bryan

Attachment # 2

HISTORY AND ADVANTAGES OF BEACHWALK PERIMETER FENCE

August 5, 2016

The Beachwalk perimeter fence was erected by the original developer Bob Weinbach. It was installed along the East border of Fifth Avenue and the West border of Settlers Lane except the North border with Kure Dunes. When I asked why the fence was justified, Bob Weinbach responded in part (July 28, 2016) “The original reason was to make Beachwalk a community instead of the normal non-conforming sprawl of houses in Kure Beach. Without delineated borders we have no community, somewhat like our country”.

More practical advantages of the fence include:

1. Inhibiting foot traffic from adjacent areas.
2. Small animal restriction.
3. Some visual cover from areas without HOA regulation.
4. Some degree of security.
5. Enhancement of property values.
6. A part of Beachwalk uniqueness to our island community.

The fence provides for the common good of Beachwalk community in the restriction of walk-ons who would try to obtain free use of common elements. It suggests to outsiders that we stand united as a community. The fence must remain continuous to be effective. It is my hope that the Board of Directors will declare this architectural structure a “community Standard”. It would be wrong to abandon the protection of this valuable Beachwalk asset.



Dan Church, Secretary

Beachwalk HOA, Board of Directors