

**BEACHWALK BOD MEETING
OCTOBER 9, 2018
MAINTENANCE COMMITTEE REPORT**

- 1) There have been no updates to the Facilities Maintenance Expenses report since it was previously reviewed.
- 2) The South Pond Fountain filter and lights were cleaned after 6 weeks in operation. I will be monitoring and maintaining this as necessary.
- 3) The Mailbox Light sensor and junction box cover have been replaced. Lights now turn off during daylight hours.
- 4) The floodlights on the Northwest corner of the Cabana are hanging by their wires. I will address this matter personally.
- 5) 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.
- 6) During the fall a work party needs to be assembled to repair the Chlorine Room, preferably before roof repair work is done.
- 7) The Clubhouse and Cabana door and window lintels need painting and grout. I would like to organize a work party for this.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) 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?
- 12) 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