

Beachwalk BOD Meeting Minutes-May 10, 2016

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

Homeowners present: George Schierle, Kate Shorten, Gary Stickle, Lee & Pat Brennan, Walt Jankowski, Rick Morton, Jim Craig, and Bill Mahon. Cindy Snead with Network Realty was present.

Call to order was executed at 4:02 PM at the Beachwalk Clubhouse.

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

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

Committee Reports

Architectural Control Committee: Lee Brennan asked for Board approval of Protocol procedure for approval. See Attachment #1. Board gave unanimous approval. Lee also asked Board to amend the Request for Architectural Modification Form. Wording (second page) was changed to "lot owner" in lieu of requestor with unanimous Board approval. This document was attached to the ACC package which has been distributed by Network Realty to homeowners.

Communications Committee: Gary reported that the web site is receiving 395 page hits per week. Future plans include adding a bulletin board feature. Addition of a "contractor list" was discussed without resolution and will not appear at this time.

Financial Committee: Newly formed, Joe Truelove reported that at beginning of April we have \$200,023 in assets including the \$178,315 for stormwater repairs.

Landscape Committee: Bill Bryan and Rick Morton are developing bid documents for selecting our Landscape contractor for coming year. Intent is to send out for bids in June 2016 to at least 6 contractors. It was noted that with rental property it is the responsibility of the lot owner to keep the landscape to HOA community standards.

Recreational/Maintenance Committee: Joe Truelove reported that we have replaced overflow and valve at the south fountain. Irrigation system leak was repaired. Discussion followed concerning removal of top 6 inches of dirt around the dolphin tank at the swimming pool. It was ultimately agreed that our landscaper would remove approximately 6 inches of dirt in the arched planter in front of the dolphins and flowers to be planted. Existing irrigation system would remain. This work would occur at no additional cost to HOA. Further alterations could be brought up at the October HOA meeting.

Social Committee: Kate Shorten reported that a Memorial Day event is being planned and e-mails will be sent to homeowners with the details.

Stormwater Committee: Jim led discussion surrounding the stormwater report (See Attachment #2).

Unfinished Business: Question came from the floor concerning fence reinstallation at the Slugg property. Cindy will contact homeowner and establish a re-installation schedule. Question was raised regarding publication of pool rules and announcement of pool opening. Cindy will send e-mails to homeowners with pool opening announcement and rules.

New Business: There was no new business.

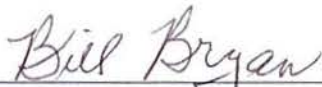
Meeting Adjourned: A motion was made/seconded to adjourn at 5:20 PM and was unanimously approved.

Next Board meeting is scheduled for June 14, 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.



(June 14, 2016)

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



(June 14, 2016)

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

Attachments:

1. ACC Protocol Procedure (1 page)
2. Stormwater Report (1 page)

Attachment # 1

The 'protocol' for the ACC should be:

1. Receive form 'Beachwalk Request For Architectural Modification' from Beachwalk HOA Manager.
2. Distribute 'request' to members of the ACC for **Approval** or **Disapproval** and any comments.
3. Receive responses from ACC and determine majority opinion.
4. Advise the lot owner of the decision of the ACC including any comments or clarifications. Copy ACC, BOD and HOA Manager.
5. If the 'request' is Disapproved ACC will follow Article 13.4 (c) of Declaration of Covenants and Restrictions

Reference:

Article 13, Section 13.2 (b):

"... Before such activities may be undertaken, a lot owner must receive the approval for plans and specifications by the Architectural Control Committee as provided in this Article."

Article 13, Section 13.3 (f):

"Decisions made by the ACC may be appealed to the Board by the lot owner giving written notice to the Board within (30) days after receipt of the ACC's decision. The Board shall conduct a hearing to review the application and the ACC decision within thirty (30) days off receipt of the appeal. The decision of the Board shall be final.

Article 13, Section 13.4 (c):

"... The ACC shall, within (30) days, respond in writing to the party seeking approval and inform him of its decision...."

Article 13, Section 13.6:

"Variances The ACC, with Board approval, may authorize variances in writing from its design guidelines"

Attachment # 2

Stormwater Committee Report, May 10, 2016

We are pleased to report that the Informational Meeting on April 30 was well received by homeowners representing 28 units. The Committee answered questions on a variety of issues. Beachwalk homeowners seem to realize that there is a strong mandate from the State HOA to correct numerous deficiencies in the aging system and that we have submitted the most cost effective plan possible to the State for review. Given that very little money has been spent to maintain the system since it was installed by the developer over 18 years ago, the renovation work this coming summer is long overdue.

New items

1. We have a general contract which we will forward to the construction contractor for review. We hope to have a contract that is acceptable to all parties and ready to sign as soon as we receive approval of our plan from NCDEMLR.
2. Our project plan is still under review by NCDEMLR and we have had no update on its status. It was submitted on March 11 and NCDEMLR previously estimated that approval would come in May. Perhaps more importantly, we have not heard about the need for any changes in the proposed engineering designs.
3. Some residents have raised issues regarding the fish in the ponds. Homeowners have asked that fishing be temporarily allowed before construction and even the Aquarium has been notified about the fate of the fish. When we formulated the plans the Committee decided not to try to relocate the fish during construction operations because (1) fish were not originally stocked in the ponds; (2) there is no mandate from the State regarding the invasive fish population in the ponds; and (3) the cost of handling/relocating the fish would be thousands of dollars.

The Committee unanimously recommends that the newly published Pond Rules not be waived in an attempt to preserve the fish in the two ponds. This would avoid a number of issues associated with liability, trespassing on private property and interference with construction operations. We do not believe the cost can be justified by benefits to the HOA.

4. Landscape Unlimited has not trimmed along the drainage channels for months. Regular maintenance is required by our stormwater permit which states that the vegetative cover is to be maintained at a maximum height of six inches and trash is to be removed as needed. D1 was in particularly bad shape and the channel is again filled with alligator weed which restricts water flow. The landscaping crew showed up on May 5 and trimmed D5. However, we are still waiting for work on D1. Our pond contractor (Nick) was asked to treat D1 with herbicide but this operation was delayed by last week's rain.

Submitted on May 10 by: Jim Craig, Dan Church, and Bill Bryan