

Beachwalk HOA Board Meeting Minutes – January 2014

A regular meeting of the Beachwalk Homeowners Association Board of Governors was called to order at 4:02 pm, January 15, 2014, by HOA President Pat Brennan. Board members Dave Duffrin and Tom Moffitt also were present. In attendance were Joe Truelove, Mike Gentile, Gary Sticklely, Walt Jankowski, Cindy Snead and Barbara and Dick Harding. Rick Morton also attended later during the meeting. With the quorum present, the Board proceeded to conduct its business.

Approval of the November and December 2013 Minutes.

Pat Brennan made a motion to approve minutes of the November and December 2013 minutes prepared by HOA Secretary, Tom Moffitt. The motion was adopted unanimously.

Financial Report. The Board received the financial reports made by property manager Cindy Snead and Treasurer Joe Truelove. The Board members had no questions concerning the matter stated in the reports. There was a discussion about moving funds from the checking to savings account. A motion was made by Dave Duffrin to move \$20,000 from the checking account to the savings account. The motion was adopted unanimously.

Committee Assignments. Article IV, Section 4 of the Bylaws provides that the HOA president may appoint committees to assist in the conduct of HOA business. Pat Brennan provided to the Board a list of the committee assignments she made, including the Board liaisons for those committees, with the directive that the list of committee assignments is to be attached to these minutes and posted to the Beachwalk website along with the minutes.

Rewrite Committee Report. Gary Sticklely, Chairman of the Rewrite Committee, made a report to the Board about the status of the Committee's work. He reported on progress made in contacting and soliciting comments from homeowners for the purpose of improving proposed rewritten declaration and bylaws for homeowners to consider in 2014. He discussed a tentative time frame for an informational meeting in April and a vote by homeowners in August or September. Gary also discussed means for posting comments in a blog or forum on the Beachwalk website and plans to coordinate such efforts with Rick Morton, the homeowner who maintains the website for Beachwalk. Gary requested guidance on forwarding to the Board homeowner questions that should more appropriately be addressed to the Board for response, such as questions about the maintenance and repair efforts concerning the stormwater management system. Gary also requested feedback from the Board concerning matters encountered during the conduct of Board business that could be handled more effectively if the proposed rewritten declaration and bylaws had been in effect.

Stormwater Management System. Mike Gentile, Chairman of the Stormwater Committee, reported on the committee's progress. He reported that following several years of study and analysis by the Stormwater Committee there were two proposals that the Stormwater Committee recommended for the Board's consideration for approval – one by Coastal Stormwater Services, Inc. (Larry Sneed, P.E.) and one by Retention Pond Services, Inc. (a firm specializing in aquatic and wetlands maintenance). These two proposals included design and construction needed to repair the stormwater management system and to bring the system into compliance with Beachwalk's state permit.

The Board also considered a proposal made by JBS Consulting, P.A., (Brad Sedgewick, P.E.) to conduct an independent engineering assessment of steps needed to repair the stormwater management system and to bring the system into compliance with Beachwalk's state permit. JBS Consulting is a professional engineering firm that would only prepare engineering plans and would not be bidding on the construction phase of its plan. Such an independent assessment was discussed at the annual meeting in October, and there was significant homeowner sentiment that such a review be considered by the Board before entering into a contract by a firm proposing to do both the engineering design and construction for any necessary repair work.

The Board expressed concerns that it needed more information before it could make decisions concerning the three proposals. There was discussion about the adequacy and consistency of the information on which these proposals had been based, including whether the three firms had been given the same factual information and the scope of work descriptions. Questions also were raised as to whether the JBS Consulting review was really necessary, whether such review was worth the cost (approximately \$5,000) and whether the scope of JBS Consulting's scope of work could be more narrowly defined to cut its cost.

A general discussion also followed regarding the possible need for advice from the HOA's attorney regarding unresolved legal questions concerning implementation of repair plans, the availability of funds in the budget and reserve funds to pay for further engineering studies and attorney fees, and concerns about making a special assessment to meet any shortfall of money to carry out a proposed stormwater repair project.

Tom Moffitt made a motion to table further consideration of the matter pending receipt of additional information the Board needed before making a decision. The motion was adopted unanimously.

Maintenance. Cindy Snead reported on steps being taken to repair settlement cracks on a Beachwalk brick wall at the entrance to Beachwalk by Value Added Construction Co. She also reported that pumps for the water fountain pump in the South pond was available and would be installed shortly.

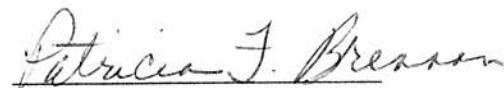
Beachwalk Website. Rick Morton attended the meeting to report on developments concerning Beachwalk's website that he maintains as a community service free of charge. However, Rick left before this agenda item was reached. Tom and Gary agreed to meet with Rick after the meeting to follow up with Rick. They met with Rick at his house after the Board meeting adjourned and discussed creation of a blog or forum to serve as a public commons area for posting of information of interest to the Beachwalk community in a secure portion of the website where homeowners could post their comments. Gary and Rick agreed to work on a prototype project for such a forum related to consideration of the Rewrite Committee's proposed rewrites of the Declaration and Bylaws. Rick also will post Board meeting minutes, committee assignments, architectural review request forms and other items of interest.

Solar Panel Guidelines. Pat Brennan reported that the solar panel guidelines are ready to be distributed to the homeowners for review and comment. Tom agreed to follow up with Rick to have them posted on the Beachwalk website.

Adjournment and Scheduling of Next Meeting. Having concluded its business, the meeting was adjourned at 5:25 pm. The next Board meeting is scheduled for 4:00 pm on March 5, 2014.



Thomas Moffitt, Secretary

Approved: 

November 2013

Guidelines for Solar Panel Installation within Beachwalk

1. The Architectural Control Committee (ARC) and the Beachwalk Home Owners Association will not be held responsible for any non-compliance with any government or government agency ordinance, regulation or law regarding the installation and/or use of solar panels.
2. An application to install solar panels on a lot, dwelling or structure within Beachwalk must be submitted to and approved by the ARC before any work is started. The removal of trees must be included in the application and separately approved.
3. Applications shall include details of the proposed unit(s) and installation location(s). The qualifications and experience of the company installing the solar panel system must be included.
4. The lot owner is responsible for complying with all ordinances, regulations and laws regarding the installation and use of solar panels.
5. All solar panels must have anti-reflective coating.
6. Only ground or roof mounted systems shall be installed.
7. Ground mounted solar panels must be screened from the view from streets and adjoining lots. Placement of above ground panels shall be located on the lot between the lot rear boundary and the dwelling.
8. Roof mounted solar panels shall be placed on the roof facing away from and not visible from the street.
9. Roof mounted solar panels must be installed with the panels parallel to the roof structure and not more than eight (8) inches above the roof surface. No panel shall extend above the roof ridge line.
10. Inoperative solar panel systems must be removed within ninety (90) days from the day it was determined to be inoperative. The roof sites must be returned to the original condition and ground sites must be landscaped after the inoperative solar panel system has been removed. Roofing material must match the existing roofing material.

BEACHWALK HOA COMMITTEES

January 2014

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