

Beachwalk BOD Meeting Minutes-November 8, 2016

Board members present: Bill Bryan, Dan Church, Joe Truelove, Mike Wood, and George Schierle.

Homeowners present: Kate Shorten, Lee Brennan, Walt Jankowski, Jim Craig, Jackie Wiebe, Tema Church, and Gene Lisewski. 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 September and October 2016 meeting minutes. Motions were made/seconded to approve and passed unanimously.

Motion was made/seconded to approve the October 2016 financial summary (see attachment #1).

Committee Reports

Architectural Control Committee: Lee Brennan reported “nothing new”.

Communications Committee: No report.

Facilities/Maintenance Committee: Joe Truelove reported “nothing new”.

Financial Committee: Mike Wood reported the finance committee is looking for volunteers to serve with the committee. Cindy will send out a request to homeowners.

Landscape Committee: Bill Bryan reported that a contract is in place with our new landscape provider (LandCare) for three years beginning January 1, 2017.

Social Committee: Kate Shorten reported “nothing new”.

Stormwater Committee: Jim led a discussion of the SWC report (see attachment #2).

Unfinished Business: Robert Slugg fence issue has been dropped. Board action concerning work trailer violation on Shell Avenue will be put on hold since the property is “under contract” for resale. Proxies and attendance roll was given to Cindy to copy and retain. Copy should be returned to Bill Bryan for filing at the clubhouse for BOD access.

New Business: Bill reported that one of our contractor’s misuse of our pool has been corrected. Motion was made/seconded and unanimously approved to install Rick Morton as Chairman of Beachwalk Landscaping Committee. Cindy will remain the main homeowner contact if issues arise. Gene Lisewski presented a rebuttal to the Stormwater response (see attachment #3). The Board of Directors elected the following officers: President-Bill Bryan, Secretary-Dan Church, and Treasurer-Mike Wood.

Meeting Adjourned: Meeting was adjourned at 4:37 PM. Next monthly Board meeting is scheduled for (Tuesday) December 13, 2016 at 4 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns to the Board before the meeting that they wish to address.



(December 13, 2016)

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



(December 13, 2016)

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

Attachments:

1. October Financial Summary (5 pages)
2. Stormwater Committee Report (1 page)
3. Gene Lisewski rebuttal (1 page)

Attachment # 1

Beachwalk HOA Finacial Summary

Ending October 31

Income	Monthly	YTD	Budgeted
	19,395.00		
100 Dues	0.00	125,553.00	146,540.00
101 Late Fees	0.00	60.00	0.00
102 Card Key	12.48	10.00	0.00
103 Clubhouse Res.	<u> </u>	(75.00)	0.00
106 Interest	19,407.48	102.16	0.00
Total		<u>125,650.16</u>	146,540.00
Monthly Expenses	9,215.25		
Budgeted Expenses		104,162.15	
(Over)/Under		21,488.01	
Stormwater Project			
Income	Monthly	YTD	Budgeted
Special Assesment	100.00		
Sp. Assesments Due		148,452.50	152,745.00
Reserve Account	0.00	4,292.00	
Total	<u>100.00</u>	<u>178,393.30</u>	178,315.00
Expense			
700 sws	13,857.50	23,517.40	
	Remaining Balance	307,620.40	

Outstanding Dues 20,987.00

For the Month 17,240.00 3,747.00

Promas Accounts for 14,015.00 6,972.00

BALANCE SHEET

Monday, October 3 1, 2016

Beachwalk HOA

Cash Accounting Year Starts January 1, 2016

ASSETS

Current Assets

Assessment Account	\$148,358.84
Checking Bank Account	\$14,841.72
Reserve Bank Account	\$178,393.30

Total Current Assets \$341,593.86

TOTAL ASSETS \$341,593.86

LIABILITIES

Current Liabilities

Open Credits	\$477.50
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Total Current Liabilities \$477.50

TOTAL LIABILITIES \$477.50

EQUITY

Current Year Earnings	\$ 146,527.11
Retained Earnings	\$ 194,589.25

TOTAL EQUITY \$341,116.36

TOTAL LIABILITIES AND EQUITY \$341,593.86

CASH FLOW

Saturday, October 1, 2016 to Monday, October 3 1, 2016

Beachwalk HOA

Cash Accounting Year Starts January 1, 2016

INCOME

Income

Clubhouse Reservation 103	\$0.00	0.0	(\$75.00)	0.0
Interest(Saving Acct) 106	\$12.48	0.1	\$102.16	0.0
Key Card Income 102	\$0.00	0.0	\$10.00	0.0
Late Fee Income 101	\$0.00	0.0	\$60.00	0.0
Miscellaneous Income	\$0.00	0.0	\$104.00	0.0
Monthly Dues 100	\$19,395.00	99.4	\$125,553.00	45.8
Special Assessment	\$100.00	0.5	\$148,452.50	54.1

TOTAL INCOME	\$19,507.48	100.0	\$274,206.66	100.0
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EXPENSES

Expenses

Bank Service Charge 3 16	\$0.00	0.0	\$104.00	0.0
Clubhouse Supplies 308	\$10.59	0.1	\$152.11	0.1
Clubhse/Cabana Clean 31 1	\$200.00	1.0	\$1,650.00	0.6
Common Area Maint 502	\$0.00	0.0	\$3,803.82	1.4
Electricity 314	\$705.82	3.6	\$7,151.02	2.6
Grounds Maintenance 310	\$5,258.70	27.0	\$54,955.82	20.0
Insurance 318	\$0.00	0.0	\$7,506.30	2.7
Legal & Accounting 317	\$0.00	0.0	\$720.75	0.3
Management Fees 300	\$750.00	3.8	\$7,500.00	2.7
Meeting Expense 303	\$0.00	0.0	\$34.29	0.0
Office Expense 306	\$494.67	2.5	\$1,446.39	0.5
Other Expense 305	\$0.00	0.0	\$65.00	0.0
Pest Control 307	\$60.00	0.3	\$470.00	0.2
Pool - Contract 312	\$700.00	3.6	\$5,085.00	1.9
Pool Chem & Supplies 313	\$242.36	1.2	\$2,918.39	1.1
Pool/Fountain Repairs 501	\$0.00	0.0	\$2,666.81	1.0
Repairs & Maintenance	\$0.00	0.0	\$100.00	0.0
Social Expense 304	\$0.00	0.0	\$221.77	0.1
StormWaterSys Repair 700	\$13,857.50	71.0	\$23,517.40	8.6
SWS Routne Maint 302	\$0.00	0.0	\$1,985.89	0.7
Telephone 309	\$53.02	0.3	\$530.20	0.2
Water,Sewer&Trash 315	\$740.09	3.8	\$4,926.76	1.8
Website Account	\$0.00	0.0	\$167.83	0.1

Total Expenses	\$23,072.75	118.3	\$127,679.55	46.6
TOTAL EXPENSES	\$23,072.75	118.3	\$127,679.55	46.6

Date		Current Percent	Percent Year	To	
	Total Income	\$19,507.48	100.0	\$274,206.66	100.0
	Total Current Liabilities	(\$43			
1.00)	2.2	\$477.50	0.2		
	NET INCOME (LOSS)	(\$3,565.27)	18.3	\$ 146,527.11	53.4
	ADJUSTMENTS				
	Current Liabilities				
	Open Credits	(\$43 1.00)	2.2	\$477.50	0.2

Attachment # 2

Stormwater Committee Report; November 8, 2016

The Beachwalk stormwater project is progressing under good weather since Hurricane Matthew on October 7-9. We are very pleased with the professionalism of Ellixson and Sons as our construction contractor. The SWC has also established an excellent working relationship between Public Works, CFE and Ellixson.

- Work on the South Pond (P2) and the outflow ditch (D5) is nearly complete. A subcontractor is laying sod and planting the emergent aquatic shelf this week. Smaller clean-up and repair issues have been identified to the contractor and will be handled before the project is finished.
- Work is now focused on the North Pond (P1) and inflow ditch (D2). Excavation work will continue for at least several weeks. We appreciate the patience of homeowners near the North Pond regarding noise from the pump(s) and equipment. We have asked that they avoid running the pump(s) at night, but the contractor is responsible for managing water levels throughout Beachwalk during the construction period.
- The SWC met with representatives of the Town on 11/2/16 to discuss the progress of the stormwater project. Good coordination with the Town is very important, and Beachwalk expressed our appreciation for their cooperation. Probably the biggest help is the use of the Sandman lot as a staging area. This will shorten the overall project time and minimize equipment and truck traffic through our subdivision. The Town has also coordinated with our contractor on items such as drainage pipes into the ponds and rip-rap off road chutes.
- Judging from the progress made so far, and assuming that the good weather holds, construction operations should be finished in December. We have encountered no problems that would cause change orders to the contract. Work associated with drainage pipes into the ponds from the roads have been done (or paid for) by the TOKB. The bottom line is that the project is several weeks behind schedule but still within budget.

Jim Craig, Dan Church and Bill Bryan

Attachment # 3

Stormwater Management concerns of Eugene Lisewski, Jr. and Gail Morris, owners of and residents at 511 Surf Drive in Beachwalk, handed to the Beachwalk HOA Board of Directors at the Meeting on November 8, 2016.

We received the written rebuttal from the Stormwater Committee to our letter that was read and submitted at the HOA Annual Meeting on October 15, 2016.

Basically we did not see much disagreement. In fact in a number of places it actually supports many of our concerns.

The primary issue is that the number of catch basins on Settlers Lane was doubled and the size of the street drain pipe was increased and relocated directly into the pond. Our belief is that the outflow was not proportionally increased. The Committee's response was, "Without direct measurements or computer modeling it would be impossible to accurately define the changes in pond levels and draining times at different rainfall rates for the two pipe locations." The response also includes verbiage such as "assume, we think, our educated guess and we don't see this as a major problem." With all the time and energy that was devoted to this endeavor (as well as the money spent), we were surprised that the effects of the input/output changes were not calculated and duly noted in the engineering designs/plans prior to final approval and construction.

We understand and were not suggesting that all heavy rainfall and flood scenarios be addressed. That is futile and unrealistic. We do feel, however, that the obsolete design and permit requirement that, "the system handle a "Design Storm" of only 1 inch of rainfall in a 24-hour period" should have been improved upon.