

Beachwalk at Kure Beach



MINUTES OF BEACHWALK BOARD OF DIRECTORS MEETING, 10 August 2022

In attendance: Board of Directors; Tracy Mitchell, Jim Craig, Scott Garwicki and Michael Reives, with Cindy Snead, Property Manager; HOA members: Bill Bryan, Gene Lisewski, Bill Guyton, George Schierle, Tom Juska and Ed Strauss.

Call to order at 4:02

REPORTS

Architectural (Michael Reives). Details posted.

Maintenance (Gene Lisewski). Details posted.

Landscape (Cindy Snead). Details posted.

Stormwater (Jim Craig). Details posted.

Treasury (Cindy Snead). Financial summary for July is posted on BW website

Social (Tracy). No written report, but everyone appreciates the effort to host the Block Party event on Sunday, July 31. Thanks to Michelle, Patty, ...,

Special note: All of the committees (particularly Maintenance and Stormwater) will prepare a list of projects for the Common Areas, focusing on projects likely to be needed soon (next 1-2 years). Although the costs and timing are uncertain, this forecast will help the HOA to plan to meet large future expenses.

OLD BUSINESS

KB Boardwalk and Bike-Ped Committee update (Tracy). Many people are dissatisfied with the TOKB plan to replace the existing wooden boardwalk along Atlantic Ave with a street-level, 8-10 wide concrete path. A proposed, but still not final, plan has received a permit from CAMA. **Motion: The BOD will send out a survey to Beachwalk homeowners who then can express their opinions on the proposed boardwalk project. The BOD will submit the results to the TOKB for consideration in the final project design. APPROVED: 4/0**

Publish Minutes from BOD meetings (Jim). Our Bylaws state that there should be regular BOD meetings (open to all members) held at least quarterly. So far in 2022, we have held three open meetings (March, July and August) and five Executive Sessions. We debated whether to publish the Minutes from the Executive Sessions with redactions because these closed meetings mostly involve non-sensitive topics. **Motion: The BOD will attempt to hold regular open monthly meetings and continue to post these Minutes. However, the Minutes from past and future Executive Sessions will not be published. APPROVED: 3 YES, 1 NO.**

Replenishing Reserves (Jim). The two Reserve accounts (Stormwater and General) are used to cover unforeseen expenses not included in the yearly budget. Money is shifted from the Reserve accounts into the BW checking account to pay for contracted services in a timely manner. The unresolved question is whether to

replenish the Reserves by Special Assessments (requiring a 2/3 vote by members) or continue to drain these funds until they are too small to cover unforeseen expenses. **This topic will be scheduled for the next Annual Meeting to get direction from all BW homeowners.**

Paving Agreement for Parking Lot (Tracy). Our parking lot near the pool and clubhouse was not paved this summer because the contract is apparently not going to be honored by the company that took over Southern Asphalt's clients. The BOD will try to find another paving contractor to do the job this winter, but it is likely that the cost will be higher (over \$10,000). This job is considered maintenance (needs BOD approval only), but it is another example of how large expenses need to be either budgeted or will be taken out of our General Reserve fund.

NEW BUSINESS

The Annual Meeting for Beachwalk HOA will be held in the clubhouse on Saturday, November 5, starting at 10:00 am.

Adjourned: 5:10 pm

Jim Craig, Secretary