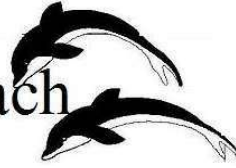


Beachwalk at Kure Beach



MINUTES OF BEACHWALK BOARD OF DIRECTORS MEETING, 13 July 2022

In attendance: Board of Directors; Tracy Mitchell, Jim Craig, Scott Garwicki and Cindy Snead (Network Realty); HOA members: Gail Morris, Gene Lisewski, George Schierle

Call to Order: 4:04 pm

Committee Reports:

Architectural (Tracy). Details are posted on the BW website.

Maintenance (Gene and Scott). Details are posted on the BW website. Damage to walls in the Clubhouse has been fixed. **Motion: Update the rules for Clubhouse use and attach them to the signed agreement for future reservations. (3/0 Approve).**

Landscape (Cindy). Details submitted for June 8 and July 13 meetings are posted on the BW website.

Financial (Cindy, Hans is in Sweden). The reports for May and June are now posted on the BW website. George Schierle identified discrepancies in the May 2022 report, and Cindy will follow up by consulting with Hans. Several issues involve spending above the 2022 budget using funds from the Checking Account with backfill transfers from Reserves. A discussion of spending and replenishing the Reserves will be an agenda item at the HOA Annual Meeting in October.

Old Business

The BOD was unable to assemble a quorum of Directors to formally convene the June 8 meeting. Tracy prepared a detailed summary of the items to be discussed at this meeting. This summary is included in the official record of the July 13 Minutes and posted on the Beachwalk website.

New Business

Communication (Tracy). Tracy is publishing monthly newsletters and coordinating with Megan to post items on Beachwalk website.

Greenspace Common Area (GCA). A survey was sent to HOA members asking if they Approve or Disapprove of the proposal to combine Beachwalk's GCA into the new TOKB park off Sandman Road. The results to-date are 63 Approve and 4 Disapprove. **Motion: The BOD will proceed with contract negotiations with the TOKB based on the overwhelmingly support (94% of respondents) for this new park plan. (3/0 Approve).**

Solar Panels. One homeowner has installed solar panels (504 N 5th Ave), with reluctant BOD approval, following the legal advice from our attorney who said that the existing HOA rules (revised in 2014) are overly restrictive, and we probably would not win in court at the present time. The BOD determined that it would not be in the best interest of the HOA to pursue enforcement actions on this application. A second solar panel application is pending (205 N 5th Ave). **Important note:** No precedent has been set that allows unrestricted placement of rooftop solar panels in Beachwalk. All future applications will be reviewed by the ACC on a case-by-case basis.

Lot Compliance. Work has been completed to correct non-compliance conditions at [REDACTED]. The HOA is now in the legal process of recovering \$8,863 in landscaping costs billed as a Benefited Assessment to the property owner. Substantial legal costs for this enforcement action have been incurred in 2021 and 2022. A discussion about the need and potential cost of enforcement actions by the HOA will be scheduled at the Annual Meeting.

Paving Project. The contractor has finished the paving work for the TOKB and will apparently not honor the prior contract with Southern Asphalt to pave our parking area off Settlers Lane. **Motion: Postpone the paving job for our parking lot until a new contractor is selected. Shift the estimated cost for this project (approx. \$8,000) into the 2023 budget. (3/0 Approved).**

MOTSU Update. The military has again given the go-ahead to execute this project. However, they have asked for updated costs for the design options. The TOKB expects that new engineering analysis, final funding approval by MOTSU, contracting and permitting will delay construction of this project to late 2022 or 2023.

Kure Beach Bike Path. The Bike Path Master Plan has been published and will be made available on the Beachwalk website. It includes several marked paths through Beachwalk and perhaps on MOTSU land flanking our subdivision. Beachwalk's BOD has declined to issue a statement about the current plan. But Tracy is a member of the Bike Path planning committee. Beachwalk members are encouraged to read the current Plan and send their comments directly to the TOKB.

Boardwalk replacement: The controversy is now associated with the TOKB's design for a replacement of the existing elevated wooden boardwalk along Atlantic Ave. The TOKB is trying to secure a permit before CAMA setback rules become effective in early August. The most cost-effective design (ground-level concrete pathway) has very little support by Town residents. Beachwalk HOA has declined to issue an official statement about the project, but instead is encouraging all residents to contact the TOKB to express their opinions.

Board of Directors, vacancy. The vacancy announcement to fill a seat on the BOD was open for one month (closed July 7), and we had only one respondent. We are pleased to announce that Michael Reives volunteered to join the BOD to complete Gene's term ending in October 2023. **Motion: We welcome Michael to the BOD and consider this position filled until the Beachwalk HOA Annual Meeting in 2023. (3/0 Approved).**

Adjourned: 4:15 pm
Jim Craig (Secretary)