

## Beachwalk HOA Meeting Minutes – June 2015

Board members present: Pat Brennan, Tom Moffitt, Joe Truelove, and Bill Bryan.

Committee members present: Maintenance: Joe Truelove; ACC: Don Morrow and Donna Moffitt.

Stormwater: Bill Bryan

Homeowners present: Ron Bell.

Network Realty Representative present: Cindy Snead.

Call to order was executed at 4:00 PM, June 09, 2015 at the Beachwalk Clubhouse.

Pat (President) asked the HOA Board Minutes for the month of May 2015 be accepted as submitted by Bill. Tom made the motion the minutes be accepted as submitted; the motion was seconded and approved unanimously.

Pat asked the financial reports (Joe's and Cindy's) for the month of May 2015 be tabled until the next monthly meeting owing to the fact that the reports were not distributed in time for the meeting. Tom made the motion the reports be tabled until next month; the motion was seconded and approved unanimously.

Tom brought up the timing of the submission of the annual budget. Per our bylaws, the budget must be presented to the board at least 60 days before the annual meeting. Since the annual meeting is scheduled for October 10, 2015 the budget must be presented to the board by August 10, 2015. The board will then have 30 days from August 10, 2016 (September 10, 2015) to disseminate the budget to the homeowners for review.

### Committee Reports

#### Maintenance Committee

The sidewalks in front of the clubhouse steps are disintegrating and are becoming a trip hazard. Cindy and Joe have a quote for \$2,600 to repair of all the "pink covered" sidewalk. This would necessitate the removal of the old cement veneer and replacing it with a new veneer rather than replacing the entire sidewalk at a price of \$12,000.

Cindy distributed a Maintenance Item list (attached) for the various items which need repair and the estimated cost of each. The list is for FY2015, and should be completed by year's end.

Joe brought up the subject of extending the end of pool season from September 30 to October 31. Bill responded the cost of McGee Pool maintenance is \$750 per month when the pool is active and \$160 per month when inactive. It was decided to delay this motion until the annual meeting and allow the homeowners decide if the additional pool time is worth the additional cost.

Tom asked about the water coming out of the dolphins at the swimming pool; he stated it appeared the water was shooting too far over the dolphin pool and running out into the streets. Bill responded the water in the parking lot and streets is the result of over-irrigating the grass and plants near the pool area. Cindy remarked she would contact Landscapes Unlimited and have them adjust the irrigation system/head to negate this from happening again.

Joe noted to date, we have spent 23% of the annual budget on maintenance, and should be on track to be within budget for the year.

### Update on Stormwater Committee

Stormwater Committee was represented by Bill (Stormwater Committee Liaison).

Bill noted Jim's report dated June 9, 2015 wherein he described work completed and work to be performed. Pat stated she read Jim's last item which delineated that Beachwalk SWS Committee members were to meet with Cape Fear Engineering to review their hydraulic model of our stormwater system. Bill stated that the committee will meet with CFE on June 25, 2015 to review their model and begin to finalize the design. Joe asked about the timing of the final design, to which Bill responded that CFE should complete the final design within two weeks after the review, which places it about July 09, 2015. The actual final design, however, will be contingent upon CFE's ultimate workload and priorities.

Bill also noted he had received written approval from the owner of 118 Setter Lane, Mr. Fred Kanos, to remove the trees from behind his house and replace them with sod. Additionally, Beachwalk has secured a letter from CFE stating that trees and other non-grass vegetation in dedicated ditch easements were not desirable since they could restrict water flow. With these two documents, we now have the approval and justification to remove the trees from the back of Mr. Kanos' house.

When the trees will be felled is a topic of discussion, with no clear answer. One camp believes the trees should be felled as soon as possible to negate the effects of an impending hurricane, whereas another camp believes the trees should be felled when the construction of the ditches begins. There are advantages and disadvantages of both schools of thought; however, it appears the camp who believes in waiting until construction of the ditches begins is winning the debate.

Bill stated the water levels in the North and South Ponds cannot be equalized because there is sedimentation and debris in the bottom of the culverts in 5<sup>th</sup> Avenue North, Shell, and Surf Drives. The North Pond is about six inches higher than the South Pond due to this debris and sedimentation buildup. Since the culverts are the property of the Town of Kure Beach, it is their responsibility for maintenance. Joe noted this should be routine maintenance, and asked that Jim's relationship with Sonny Beeker, Facilities Manager Kure Beach be utilized, ie, Jim should approach Sonny and request the town clean our culverts.

Bill posited the board must make a decision on whether we want to go either regular application or express application for permit review when our final design is submitted to DENR for approval. The regular application is \$505 for a 60 – 90 day turnaround, whereas the express

application is \$4,000 for a 30 day turnaround. After much discussion on this topic it was decided to table this decision until the submission of the final design. A special board meeting may be called when the final design is secured to gain the board's approval and decision on the application type. We will contact Steve Pusey, DENR, to find out his workload to determine which application type is more advantageous for Beachwalk.

It was also discussed that during the cleaning of the ditches, a committee member was approached by a homeowner in an aggressive and abusive manner. The homeowner had been obviously drinking alcohol and might have had mental issues. Homeowners must be reminded that workers and committee members have the legal authority to work in the ditch easements without interference from hostile homeowners. It was decided that the next episode should result in the calling of the police and the filing of a complaint.

### Update on the Architectural Control Committee (ACC)

Don stated that we had our first ACC meeting with Don, Donna, Mike, Jackie, and Bill present. Don described the application of the Erwin's for the building of their home; their application was approved unanimously by the ACC and Board of Directors via email prior to the meeting.

Don voiced concern of the lack of care the Secof Builders showed in failing to maintain a clean construction site and the general disorganization of the building materials and equipment on their two building sites. Bill stated he had called the Town Building Inspector, Mr. John Batson, to lodge a complaint about both sites regarding their unsightliness and untidiness; Don confirmed Mr. Batson visited both sites, but no appreciable differences over the next few days in either site were noticed.

Don stated he would like to develop design guidelines to ensure future construction meets with our community wide standard. Bill stated that at the ACC meeting, Mike and Jackie voted to forego any design guidelines and allow the standards to be set by each individual board. Don and Donna voted to develop design guidelines which would give a homeowner guidance in what types of construction are allowed/disallowed. Bill stated that he was under the belief that he was simply the ACC Liaison, and did not have a vote in the matter. He further stated that since the meeting, he has read the covenants more closely and does, in fact, have the power of a vote. With that being said, Bill voted to develop design guidelines and broke the tie in favor of the guidelines.

Don further stated some homeowners are talking about replacing their asphalt shingle roofs with metal roofs, and we have no guidelines describing what will be allowed/disallowed. Tom stated he wanted the ACC to gather building guidelines from other HOAs and select the best features in them to prepare our own guidelines. Don concurred, and stated he had gathered guidelines from several HOAs in anticipation of producing these guidelines.

Don also presented the application of the Erwin's for a satellite dish. The application stated it would be mounted on the rear of the house, or rear of the side of the house, or on a pole. Discussion ensued about the placement of the dish, with a vote being taken to accept the Erwin's

application. The vote was three affirmative and one opposed (the opposition voter wanted to know more about the location of the dish before she would grant approval).

### Landscaping Committee

Scott Garwicki was not present at the meeting to represent the landscaping committee. Cindy stated the landscaping scope of work is on schedule with the grounds and vegetation looking very nicely this year. Ron said that he was not completely satisfied with the performance of Landscapes Unlimited because debris was blown on his porch on several occasions. Ron has voiced his dissatisfaction in a couple of emails in the past. Cindy stated that a meeting with LU might be in order to enumerate the different points where LU could improve their performance. A meeting with LU has been scheduled for June 17 at 11AM for this purpose.

Bill noted that as he walked around the neighborhood, he saw a well-groomed subdivision and did not see gross places of neglect; Tom concurred and Ron demurred.

### Update on Meeting between Kure Beach, Kure Dunes, and Beachwalk

Tom stated he told the Town of Kure Beach that he was very happy with the services they provided in the clearing of the D1 ditch. The next meeting with the town will be determined by the town. The Town is waiting to hear from Beachwalk about the engineering plans Beachwalk will use to make its repairs to our stormwater system and the Town's potential role in the process. In the meantime, the HOA will ask the Town to perform additional work in Beachwalk that falls within the Town's responsibility for ordinary maintenance, such as clearing of culverts, riprap of the flumes which direct water from the street to the ditches, etc.

### Unfinished Business

Pat informed us the cabana is being vandalized and we have a need to lock/unlock the cabana on a daily basis (Bill has since assumed this responsibility). The cabana is locked each night at 8PM and unlocked every morning at 8AM.

Pat recommended that the purchase of video cameras be a line item in next year's budget. These cameras would allow a viewer to view the camera shot from his/her cell phone; no mention of tape recording was discussed.

Pat brought up the fact that the clubhouse television is not connected to cable or internet, is obsolete and has no value to Beachwalk and, if fact, is a liability since it is taking up space. Since this piece of equipment may have salvage value, it was decided not to give it away without homeowners approval, but instead to delay its disposition until the upcoming annual meeting for homeowners' consideration; all agreed.

## New Business

Joe stated he would like the president to have the approval to purchase small items without polling all five members of the BOD. Tom said that the Board in the past had passed a resolution regarding this matter. A deeper search into the monthly meeting minutes revealed that in December 2013 the following motion was made and passed: “the property manager [may] spend up to \$750.00 for ordinary maintenance and repair of Beachwalk common elements, after consulting with the appropriate committee having jurisdiction over the item to be repaired and subject to review by the Board at its next Board meeting following the expenditure.”

Pat stated the Bylaws require that the proposed annual budget for FY2016 must be presented to the Board for its review no later than August 10 for distribution to Beachwalk homeowners by September 10. The Board is eager to get this process underway.

Pat stated that a homeowner had requested to borrow and use some Beachwalk commonly-owned property from the clubhouse for personal use on the homeowner's property. The Board voted to establish a formal policy that only allows use of Beachwalk commonly-owned items of property (e.g., tables, chairs, etc.) at Beachwalk common areas such as the clubhouse, cabana, pool, etc.

## Meeting Adjourned

A vote was taken to adjourn the meeting at 6:05 PM; the vote was unanimously affirmative.

Next Meeting will be at 4:00 PM Tuesday, July 14, 2015 at the clubhouse. Homeowners are encouraged to attend this meeting to watch their board in action.

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Submitted by: Bill Bryan, Secretary  
Beachwalk HOA Board of Directors

2015-07-14  
Date

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Approved by: Pat Brennan, President  
Beachwalk HOA Board of Directors

2015-07-14  
Date

## Attachments:

1. Maintenance Item List (1 Page)
2. Stormwater Committee Report dated May 12, 2015 (1 Page)
3. Beachwalk ACC Meeting Minutes (2 Pages)
4. Member Balance Activity (16 Pages)
5. May Financial Report (3 Pages)
6. Letter from Mr. Fred Kanos for Permission to Fell his Trees (1 Page)
7. Letter from Cape Fear Engineering Offering Opinion as to Trees in Easements (1 page)