

Beachwalk BOD Meeting Minutes – August 14, 2018

Board members present: Bill Bryan, Megan Garrett, Dan Church, Mike Wood, and George Schierle.

Homeowners present: Gail Morris, Eugene Lisewski, Jim Craig, Lee & Pat Brennan, Tema Church, Silas Garrett, and Jerry & Kate Shorten. Cindy Snead was present from Network.

Bill Bryan called the meeting to order at 5:02 PM at the Beachwalk Clubhouse.

Bill asked for approval of July 2018 meeting minutes. Motion was made/seconded to approve and passed unanimously.

Committee Reports

Architectural Control Committee: Lee read from ACC report (see attachment # 3).

Communications Committee: Megan reported that the “ideas” page on the web site continues to be developed/refined as a platform for homeowners to present budget suggestions and other items of discussion to the Board.

Facilities/Maintenance Committee: Gene Lisewski reported that the clubhouse parking lot pothole patch has increased quoted price from \$1800 to \$2500 (still on hold). Pool chlorinators installation will be presented as a Capital Improvement item at the annual meeting. Pool and fountain pumps projected 2019 replacement costs are at \$8000. This can perhaps be reduced by selective/preventative bearing replacement. Gene will investigate this further. New roof for the clubhouse and cabana stands at \$9600 after obtaining several quotes. Cindy is seeking an additional quote. Chemical room termite damage needs immediate repair as it is in danger of collapse.

Financial Committee: Mike Wood read from Network financial report (see attachment #1 for condensed report). See our web site for more financial details. Mike Wood will create an instructional summary to guide the reader through interpreting the report. Mike noted that the current report fails to show \$9,000 moved from Reserves to Checking. Cindy says it will be fixed.

Landscape Committee: Gail Morris read attached report (see attachment # 2). Gail also said that all lawns should have been serviced by the catch-up service on this past Saturday. Anyone who has still not received service should submit a comment on the website (LandCare Comments button at bottom of www.beachwalkhoa.net).

Social Committee: Kate reported that Labor Day is next HOA social event, details forthcoming. Sylvia Garwicki has volunteered to help on the committee.

Stormwater Committee: Dan said nothing new to report.

Unfinished Business: Mike Wood agreed to purchase swimming pool light replacement \$276.00. Night swimming continues to be studied by Cindy and Megan. This may require more lighting to be installed along access routes into the pool area. Cindy will put us on the list for New Hanover County Health Department after-dark inspections in the fall. North pond aquatic plant installation remains on hold. Bill is pursuing aquatic plant installation. Jim Craig suggested installing riprap as an alternative to aquatic plants. Bill & Megan attended the Town of Kure Beach (TOKB) public meeting regarding new parking ordinances. Megan spoke on behalf of our HOA and voiced concerns of Beachwalk, specifically, the lack of legal street parking and fear that non-residents will begin to use our clubhouse parking area. Concern was voiced from the floor of the BOD meeting that seeing cars parked on the grass was not ideal and that we may need to change our covenants to prevent it. Lee said that widening driveways may be one alternative to parking on the grass.

New Business: Several homeowners expressed concern regarding the use of private e-mail for personal commentary. The Board requests that broad/mass e-mailing to HOA be directed through the Board and that it not be used for personal commentary, sales promotions, political agendas, etc. All mass communications through Network management facilities must pass through the Board. **Please respect the privacy of your Beachwalk neighbors.** Lee requested that the Board consider initiating process to increase the percentage of homeowners required to petition to something more than 10%.

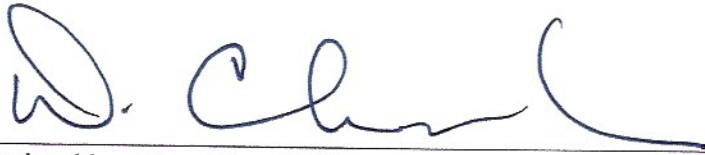
Bill said he heard from TOKB Town Clerk that Settlers Ln is scheduled to be repaved in 2020. Gene Lisewski recommended that the repaving of our parking area at the pool (approved in the 2018 budget) be delayed until the Settlers road paving effort.

Meeting adjourned: Meeting was adjourned at 6:37 PM. Next monthly meeting is scheduled for (Tuesday) September 11, 2018 at 5:00 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns they wish to address to the Board before the meeting.

The Board met for work session August 15, 2018 and confirmed the following:

1. **The annual Beachwalk HOA budget meeting will be held on Saturday, November 3, 2018 at 10:00 AM at the clubhouse.**
2. The stormwater committee is disbanded until other needs arise.
3. New capital improvement items that involve a change of use should be presented in a two (2) part approval process for vote at the annual meeting. Part "A" would approve the change of use. Part "B" would approve HOA funding path. Both must pass approval for the project to proceed with HOA funds. If only Part "A" passes, the project could proceed only with volunteered funds/supplies/labor.

The Board wishes to express a very sincere "thank you" to our Beachwalk HOA members for the strong support you have shown during the failed attempt to remove two BOD workers. We look forward to improved communications as we continue to serve the common good for all Beachwalk residents.



Oct. 9
(September 11, 2018)

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



(September 11, 2018)

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

Attachments:

1. Finance Committee Report – July 2018 (1 page)
2. Landscape Committee Report (1 page)
3. ACC Committee Report (1 page)

Attachment # 1

BEACHWALK

Homeowners Association

Financial Summary

Ending July 31, 2018

This Month

Income \$23,959.34

Expenses \$10,398.15

Checking Account Balance.....\$20,744.19

General Reserve Account.....\$43,288.18

Storm Water Reserve Account.....\$25,500.40

This information has been transferred from Network Realty Reports Cash Basis

Attachment # 2

Beachwalk BOD Meeting

August 14, 2018

Landscaping Committee Report

The Landscaping Committee Chairman Rick Morton has been in touch with LandCare Management. He was informed that the crew and the crew supervisor who were servicing Beachwalk have been moved elsewhere and that a new crew and supervisor are in place. Mr. Morton expressed his disappointment with this decision and also dissatisfaction with the work being performed by the new crew. Two new Managers have been hired, and LandCare has stated that there should be improvement soon.

In the month of July there were some services which were not completed (pruning, removal of dead palm fronds and the final turf application). The Landscaping Committee will be recommending to the BOD to withhold monies for these services from July's payment.

There has been damage to the lawn area of the south entrance by maintenance vehicles from the construction site. Rick Morton reported previous damage to the Town Clerk and it was repaired. Mr. Morton suggests waiting a while to report the current damage as vehicles will be entering and leaving the area on a regular basis during the construction period.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member

Attachment # 3

Beachwalk HOA Board of Directors Meeting August 14, 2018

Architectural Control Committee Report

Members: Bill Bryan, ACC Liaison
Lee Brennan, Chairman
Gene Lisewski
Mike Gentile

Update of committee activity:

Mary Smith - 513-B (and 513-A)

7-20-18 We received request to paint front stairs and front doors.

7-21-18 Committee approved.

Chris & Debra Bertram – 222 N 5th Ave.

7-30-18 We received request to expand width of driveway by 6 feet
and 33 feet long.

8-2-18 Committee approved.

Ken & Dianne Horne – 129 Settlers Lane

8-5-18 We received request to install new roof.

8-5-18 Committee approved.

Respectfully submitted,



Lee Brennan, Chairman

cc: Dan Church, Secretary