

Beachwalk BOD Meeting Minutes – December 11, 2018

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

Homeowners present: Walt Jankowski, Kate Shorten, Jerry Shorten, Dan Church, Gail Morris, Eugene Lisewski Jr., Silas Garrett, Barbara Gutmann, Jim Gutmann, Scott Garwicki, Brad Cranford, Lisa Leppo, and Jim Craig. Cindy Snead was present from Network.

Bill Bryan called the meeting to order at 5:00 PM at the Beachwalk Clubhouse.

Bill proposed the approval of the 2018 Annual Meeting Minutes (November 3rd, 2018). Discussion ensued as to whether it was appropriate or not for the BOD to approve the minutes now versus having approval of the minutes at the next annual meeting. It was decided that the minutes will be voted on by the BOD now and will then be presented at the next annual meeting for approval of the members. Motion was made/seconded to approve and passed.

Committee Reports

Architectural Control Committee: Bill Bryan reported for the committee in Lee's absence. 3 Applications were received and approved for new roofs. See attached for full submitted report.

Communications Committee: Megan Garrett reported that Rick Morton updated the homepage to be festive for the upcoming holidays. Unsigned 2018 Annual Meeting Minutes were uploaded but will be replaced with the signed copy.

Maintenance: Gene Lisewski reported on many activities the committee has been successful in accomplishing in the past month. These included fixing the nonoperational light at North entrance. This repair had been outstanding for more than 4 years and George commended the committee for resolving this issue. The Cabana and Clubhouse roof damage has been repaired. Recessed lighting baffles on the Clubhouse porch were replaced. Steel lintels around the Clubhouse windows/doors and on the Cabana have been refurbished (scraped, repainted, caulked). South Gate filter basket housing to be replaced with used one found in filter room. South Gate Waterfall is on a timer (6 AM to 11 PM) and will be operated continuously if a hard freeze is predicted. Committee has been cleaning Dolphin Pool and South Gate Pool filters and strainers (McGee Pools function). Bill has committed to work with Cindy to address this nonperformance of McGee Pools. Entire committee (Gene, Scott, Walt) was thanked by the BOD for their work. See attached for full submitted report.

Financial Committee: Mike Wood read from the financial reports. See attached for condensed reports. See Financials page on our website for more financial details. A motion to accept the financials as submitted by Mike was made by George, seconded by Megan, and passed unanimously.

Landscape Committee: Gail Morris read from the attached report. LandCare is in the process of assigning new crew/management personnel to service our community. Rick has sent an email commending the pruning of hollies around the tennis court. Funds are being withheld for edging and flow bed weed control. Turf application 6 has been applied. Replacement of the failed valve by the South entrance was completed and payment has been requested. 2 large valve boxes by the tennis court have been installed at no additional cost. The irrigation system has been shut down for winter. LandCare evaluated the system and made recommendations for system. These will be evaluated over the winter. Bill thanks Gail and Rick for work on committee (a lot of work).

Social: Kate Shorten reported that there was nothing to report.

Unfinished Business

Broken Pool Lighting: Mike Wood is turning this issue over to Maintenance Committee. Dan Church offers to help replace light because he has experience.

Off-Street Parking: Attorney has been contacted about changing covenant to require no parking on grass in Beachwalk. He says 2/3 vote will be needed to adopt this covenant. He has sent proposed language for homeowner ballot to Bill Bryan. Much discussion about this issue took place. Consensus is that an amendment would need to be made to the Restrictions. Suggestion from the floor is that wording needs to not be so restrictive to not allow minor incidents that may be required. Distinction may need to be made to accommodate a couple wheels off driveway. The option is available for homeowners to submit request for approval from Architectural Committee and widen driveways. Motion was made by Bill to take this to executive BOD session to determine how to proceed, Mike seconded and it passed unanimously.

HOAA Meeting with Mayor: A meeting with the Mayor of the Town of Kure Beach (TOKB) and the Kure Beach HOA Association (HOAA) is scheduled for 6pm, Sunday January 13th. We will align with Kure Dunes and oppose TOKB sandman parking lot. Discussion of marking parking spaces on streets will be discussed. 22 feet wide streets will be marked on one side. Bill to send Scott, Lisa, Gail, Gene, Jim, and Kate an email with details, as they are interested in attending. This meeting is not to decide anything but to share info with the Mayor and him to share info with HOAA.

Sandman Lot Disposition: BOD will investigate desire to sell or retain our Sandman Lot. TOKB does not have a clear plan for their lot adjoining ours (parking lot, sell for development, etc.). Concern was voiced over impact to our stormwater permit. Town property is not in a HOA deed restriction. There is confusion about whether our Sandman lot is included in our stormwater permit. Our permit anticipates 4 houses could be built within the town's sandman lot. There is currently no easement to our lot that has not been built over (power pole in it). Development of TOKB lot will likely

increase surface water runoff. Another option for Beachwalk would be to develop the lot in some other way for a common area use (walking path, garden, outdoor gym, etc.) We have asked the town to consider providing access to our lot through their lot in the past. Based on this previous engagement, Dan feels they are receptive to that idea. Bill does not think this is a realistic outcome. First action should be to approach TOKB about easement to our lot. Bill thinks that an easement can be forced from the town with a lawyer if required (hearsay from a real estate agent). 80% of owners would need to vote for selling the lot to pass. Plan: Beachwalk HOA to approach town about easement (schedule meeting between TOKB and BOD). Bill (BOD) to send letter to all homeowners explaining what we know, what we don't know, and what we are pursuing in order to evaluate our options. Mike Wood proposes having monthly informational meetings to discuss the issue. Monthly meeting to be scheduled on Saturdays to encourage wider participation. George Schierle notes that meetings more frequent than monthly may be required.

Night swimming lighting inspection by Health Department: Inspection to be scheduled this week. Megan is POC for meeting inspector.

New Business

Lisa Leppo, asked how to enforce pool rules: Expanded rules list is posted in Cabana. Cindy Snead recommends calling her to report kids/inflatables if you know who it is that is breaking the rules. Individual residents have to speak up to rule breakers or have Cindy do it.

Current (post 2018 Annual Meeting) BOD officers:

Bill – President

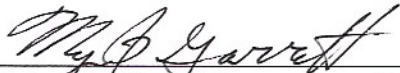
Megan – Secretary

Mike – Treasurer

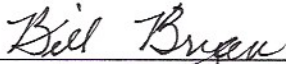
George – At Large

Don – At Large

Motion to adjourn was made by Mike, seconded by George and passed unanimously. Meeting was adjourned at 6:08 PM.



Submitted by: Megan Garrett, Secretary
Beachwalk HOA Board of Directors



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

Attachments:

1. November Financial Summary (2 pages)
2. Architectural Committee Report (1 page)
3. Landscape Committee Report (1 page)
4. Facilities/Maintenance Report (1 page)

BEACHWALK

Homeowners Association

Financial Summary

Ending November, 2018

	This Month	Year to Date	Budgeted
Income	\$10,924.04	\$142,944.22	\$135,886.67
Expenses	\$3,905.85	\$127,079.37	\$132,495.00

Checking Account Balance.....\$44,514.08

General Reserve Account.....\$35,992.84

Storm Water Reserve Account.....\$27,503.86

Member's Equity.....\$108,010.78

This information has been transferred from Network Realty Report:

Cash Basis

Beachwalk HOA Board of Directors Meeting December 11, 2018

Architectural Control Committee Report

Members: Bill Bryan, ACC Liaison

Lee Brennan, Chairman

Gene Lisewski

Mike Gentile

Update of committee activity:

Dan & Tema Church – 126 N 5th Avenue

10-31-18 We received request replace roof.

11-1-18 Committee approved.

Marilyn Watkins – 226 N 5th Avenue

11-14-18 We received request to replace roof.

11-15-18 Committee approved.

Brian Stewart & Karen Atkins – 318 N 5th Avenue

11-21-18 We received request to replace roof.

11-22-18 Committee approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lee".

Lee Brennan, Chairman

cc: Dan Church, Secretary

Beachwalk BOD Meeting

December 11, 2018

Landscaping Committee Report

LandCare is servicing Beachwalk every other week.

The Landscaping Committee met with the Branch Manager of LandCare. The Manager informed us that there were additional changes in the Management Team and crews servicing Beachwalk. The Landscaping Committee will be meeting with LandCare after the holidays to discuss ongoing service issues and other landscaping matters.

The General Pruning for this year has been completed. Rick Morton sent a note to the LandCare Manager commending the crew for the fine work they did pruning the hollies around the tennis court.

Flower bed weed control and edging continue to be a problem. Payment for these services has been withheld.

Turfgrass Application 6 (herbicides and weed control) was applied.

The replacement of a failed valve in Zone 2 at the South entrance has been completed. The Invoice for \$185 was submitted to Network for payment.

The installation of two jumbo valve boxes in the area between the pool and tennis court has been completed. There was no additional charge for this work.

The irrigation system has been shut down for the winter. Prior to doing so, LandCare checked out the system and provided the Landscaping Committee with a list of recommended changes and repairs. The Landscaping Committee will review this list to determine what needs to be done and the associated costs.

We want to wish everyone a very Merry Christmas.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member

**BEACHWALK BOD MEETING
DECEMBER 11, 2018
MAINTENANCE COMMITTEE REPORT**

- 1) The persistent electrical problem at the Northeast Gate has been rectified. Apparently the underground wire had been damaged during planting sometime in the past causing the circuit breaker to intermittently trip. It was necessary to replace the buried wire and encase it in rigid PVC conduit to avoid any damage in the future.
- 2) The Clubhouse and Cabana roofs have been repaired by Excel Roofing. They also repaired the leak above the chlorine room. The Maintenance Committee will address the water stains on the Clubhouse ceiling.
- 3) The four recessed lighting baffles on the Clubhouse porch have been replaced. Three were severely corroded and one was missing.
- 4) The five steel lintels on the Clubhouse and one on the Cabana have been scraped and repainted white. Caulking between the lintels, windows and doors has been redone as well. Grouting above the lintels, where necessary, remains to be done.
- 5) The South Gate filter basket housing has developed cracks and is leaking. The Maintenance Committee will be replacing it with a used unit found in the chlorine room.
- 6) The South Gate Waterfall is currently timed on at 6AM and off at 11PM. If and when there is a hard freeze it will be operated continuously until the temperature moderates to prevent any damage to the water lines and equipment.
- 7) The Maintenance Committee has been cleaning the Dolphin Pool and South Gate Pool filters and strainers which have clogged to impede the water flow. This service falls under the contract with McGee Pools and must be addressed with them. I am submitting this to the BOD for their action.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee