

## Beachwalk BOD Meeting Minutes – July 10, 2018

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

Homeowners present: Gail Morris, Eugene Lisewski, Jim Craig, Brad Cranford, Walt Jankowski, Don & Caryn Morrow, Chris Randall, Lee Brennan, Lori Bone, Rusty & Mary Smith, Joe Truelove, Mike Gentile, Tema Church, Silas Garrett, Max Frye, Jeff & Lisa Leppo, Dennis & Mary Jo Wrynn, Scott Garwicki, and Barbara Harding. 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 June 2018 meeting minutes. Motion was made/seconded to approve and passed unanimously.

### Committee Reports

Architectural Control Committee: Lee reported Fred & Kathryn Pirnia at 303 N. Fifth Ave., on 6-6-18 requested to paint shutters and front door. On 6-7-18 ACC approved.

Communications Committee: Lee requested that the ACC report be posted to the web site. Megan says she and Rick are setting up a place on the web site to post community chat info.

Facilities/Maintenance Committee: Mike Gentile reported that the outside pool chemical storage room with severe termite damage is estimated to cost \$2500 to repair. Pool chlorinator has not been approved by BOD (only one is required per McGee contractor). BOD will address chlorinator installation.

Financial Committee: Mike Wood read from the attached reports (see attachments # 1, 2, & 3). Motion to adopt financial reports as read was made/seconded and unanimously approved.

Landscape Committee: Gail Morris read attached report (see attachment # 4).

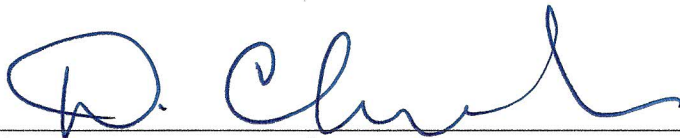
Social Committee: Bill read message from Kate summarizing social event that took place July 4<sup>th</sup>.

Stormwater Committee: Dan said nothing new to report.

Unfinished Business: Night swimming was discussed, Megan will follow up with HOA survey to gauge interest. McGee will be asked by Cindy Snead for costs related to night swimming inspection. Bill had a price of \$2925 from LandCare for cleaning grates at the end of D1 (no resolution occurred). Bill contacted 3 companies for replanting aquatic plants around North retention pond (No pricing is available at this time. Spring is the preferred time for planting at the water's edge).

New Business: Town of Kure Beach parking rules revisions were discussed. BOD member will attend July 17, 2018 related meeting. Clubhouse is available to all residents based on reservation schedule. Joe Truelove presented a petition for a meeting to discuss and vote on removal of 2 BOD members (see attachment # 5 & 6). Some discussion followed. The Board will arrange a special meeting and notify HOA within 10 days.

Meeting Adjourned: Meeting was adjourned at 6:30 PM. Next monthly Board meeting is scheduled for (Tuesday) August 14, 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.



(August 14, 2018)

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



(August 14, 2018)

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

Attachments:

1. Finance Committee Report – April 2018 (1 page)
2. Finance Committee Report – May 2018 (1 page)
3. Finance Committee Report – June 2018 (1 page)
4. Landscape Committee Report (1 page)
5. Petition to remove BOD members (1 page)
6. List of Petitioners (1 page)

## **Attachment # 1**

### **BEACHWALK**

#### **Homeowners Association**

##### **Financial Summary**

##### **Ending April 31, 2018**

	This Month	Year to Date	Budgeted
Income	\$22,210.26	\$57,702.21	\$49,413.33
Expenses	\$20,753.90	\$58,951.85	\$48,180.00

Checking Account Balance.....\$22,846.15

General Reserve Account.....\$43,283.82

Storm Water Reserve Account.....\$25,497.82

Member's Equity.....\$90,745.79

This information has been transferred from Network Realty Reports Cash Basis

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## **Attachment # 2**

### **BEACHWALK**

#### **Homeowners Association**

#### **Financial Summary**

#### **Ending May, 2018**

	This Month	Year to Date	Budgeted
Income	\$8,307.34	\$66,009.55	\$65,780.00
Expenses	\$7,900.89	\$66,852.74	\$60,225.00

Checking Account Balance.....\$24,122.26

General Reserve Account.....\$43,285.29

Storm Water Reserve Account.....\$25,498.69

Member's Equity.....\$91,152.24

This information has been transferred from Network Realty Reports Cash Basis

# **Attachment #3**

## **BEACHWALK**

### **Homeowners Association**

#### **Financial Summary**

#### **Ending June, 2018**

	This Month	Year to Date	Budgeted
Income	\$3,540.26	\$69,549.81	\$74,120.00
Expenses	\$20,478.92	\$87,331.66	\$72,270.00

Checking Account Balance.....\$8,490.34

General Reserve Account.....\$43,286.71

Storm Water Reserve Account.....\$25,499.53

Member's Equity.....\$77,276.58

This information has been transferred from Network Realty Reports Cash Basis

## **Attachment # 4**

### **Landscaping Committee Report – July 10, 2018**

The Landscaping Committee met with the Manager from LandCare one week ago to discuss issues in our Community. There were areas of some lawns that were not cut, some lawns were cut unevenly, some shrubs were not pruned and dead palm fronds were not removed in accordance with the Service Schedule. These issues were reviewed with LandCare.

Good news—the palm tree in front of the pool area that we all thought was dead is showing new green shoots.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member

## **Attachment # 5**

### **Petition to Convene a Special Meeting of the Beachwalk Homeowners**

\_\_\_\_\_ the owner(s) of Beachwalk Lot \_\_\_\_\_,

at Beachwalk street address \_\_\_\_\_ petition the Beachwalk Homeowners Association Board of Directors (BOD) to call a special meeting of owners as provided for in Beachwalk By-laws Section 3.3 for the purposes of:

- 1) removing BOD President, Bill Bryant from the BOD as provided for by By-laws Section 4.4, and,
- 2) removing Mike Wood from the BOD as provided for by By-laws Section 4.4,, and
- 3) requesting the BOD remove Mike Wood from office of Treasurer and appoint a replacement as provided for by By-laws Section 6.3,.
- 4) voting to fill vacant BOD positions.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

By-laws Section 4.4. Removal or Resignation of Directors and Filling of Vacancies.

- (a) Removal of a Director. A Director may be removed from office at any time with or without cause by a majority vote of all members present and entitled to vote at any meeting of members at which a quorum is present. A Director may not be removed by the members at a meeting unless the notice of the meeting states that the purpose, or one of the purposes, of the meeting is the removal of the Director so stated to be removed. If any Directors are so removed, new Directors may be elected at the same meeting. In addition, any Director not in attendance at three (3) consecutive regular meetings of the Board shall be deemed automatically removed.

(b)

## **Attachment # 6**

### **List of Petitioners**

Morrow	524 Fifth Ave.
Frye	313 Settlers Lane
Parker	513A Shell Drive
Gentile	504 Fifth Ave.
Brandt	130 Fifth Ave.
Martin	218 Fifth Ave.
Ennis	506A Surf Drive
Stewart/Atkins	318 Fifth Ave.
Holleman	317 Settlers Lane
Leppo	309 Settlers Lane
Truelove	512 Shell Drive