

Beachwalk BOD Meeting Minutes – August 13, 2019

Board members present: Bill Bryan, Megan Garrett, George Schierle, and Don Morrow

Homeowners present: Gail Morris, Eugene Lisewski Jr., Silas Garrett, Kate Shorten, Tom Juska, Jim Craig.

Cindy Snead from Network was not present.

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

Bill proposed the approval of the July 2019 Monthly Meeting Minutes. Motion was made/seconded to approve and passed.

Committee Reports

Architectural Control Committee (ACC): Bill reported for the committee. Nothing to report.

Communications Committee: Megan Garrett reported for the committee. Maintenance Committee reports have been added to the website as well as financials through July. The Beachwalk Your Voice page has been revised and now includes message boards however they are still being tweaked. Anyone with the password for resident-only Beachwalkhoa.net pages can access these boards. Individuals can subscribe to individual boards if they would like to be automatically notified of postings. There are currently three boards (Contractors, Events and Activities, Lost and Found) to separate topics of the posts. If other topics are desired, more boards can be created.

Maintenance Committee: Gene Lisewski reported on activities of the committee. The wiring and timer were replaced for the spa pump motor. Timer for pool and fountains now shut water off at night. Electrical work in pump room approved by county inspector. South pond fountain has been cleaned and supplier replaced the float. Broken pool skimmer baskets were replaced. Umbrella repaired. In contact with TOKB about paving next year. Would like to meet with BOD after next Friday (when Scott is back) to discuss next year's budget. See attached report for details.

Financial Committee: George Schierle reported the July 2019 financial summaries. See attached for full details.

Bill proposed a motion for approval of the July 2019 Financials. This was motioned and seconded and the motion passed unanimously.

Landscaping Committee: Gail Morris read from the attached report. Walk through took place with Landscape Unlimited representative. Pruning was discussed. Committee is keeping notes on turf applications and keeping a list of deficiencies in service. Three potential vendors were interviewed for new contract beginning next year and a recommendation has been made to the BOD via email. General Counsel from LandCare sent letter disputing withholding of payments prior to contract termination. BOD will meet for an executive session after today's meeting to discuss response.

Jim Craig asks about brown patches of lawn. Gail notes this may be caused by fungus. Jim states that this area gets water from his sprinkler system. George asks about missed turf application. Gail says they came back to do the application. Jim thinks this application did not get watered in to the turf. Gail says the committee will mention this brown patch problem to the lawn care company.

Social: Kate Shorten reported for the committee. This is Kate's last meeting and no one has stepped up to volunteer to lead the committee. Cindy will have to send something out telling people that if no one steps up, there will be no social functions. Kate says setting up the parties is not hard work and hope someone volunteers.

Unfinished Business

Update on Disposition of Sandman Lot (Dan/Bill): Awaiting stormwater analysis that TOKB is conducting. Bill has been in contact with TOKB to ask about the status. It seems that it will be the end of this year or the beginning of next year before this analysis will be complete.

Hurricane Damage Needing Attention (Bill/Gene): Owner of fallen fence says he plans to put the fence back up in the Fall (currently recovering from surgery).

Community Bulletin Board Website Referrals (Megan): See Communications Committee update above.

Remove dirt from D5 (Bill): Awaiting a storm to wash through ditch.

Condition of Cabana Bathrooms (Bill): Bathrooms are much improved now. Sylvia and Scott have taken over this maintenance.

Overnight Parking in Common Area (Bill): Last month a prohibition was made to prohibit overnight parking in the parking spaces near the pool and tennis court. Since that meeting, BOD members have rethought this decision. Discussion took place to invoke a similar notification process akin to obtaining BOD permission to store boats and RVs on their property. Prohibition will now be no "long term" parking without approval from the BOD. "Long term" is defined as more than 7 days in a 30-day period. Bill will draft a letter to homeowners describing this new rule. Previous rule approved last month prohibiting overnight parking is repealed.

Weir on Ditch D1 (Bill): Bill sent a query to Cape Fear Engineering about installing a weir. This was in response to a request by Mike Gentile. Bill says we would have to get an estimate for the design of this weir. This estimate will not cost anything. Jim Craig thinks a weir will not solve the problem and that groundwater is filling the pipe. Jim says a professional would not necessarily be able to make that deduction with a single visit. Bill will still pursue an estimate since it will not cost anything.

Adjust Swimming Pool Months (Jim): New swim season beginning next year will be 15 May – 15 October. This year's swim season will still end on September 30th as previously planned.

Fence on Settlers Lane without prior approval (ACC): Bill found out that the homeowner had submitted request for approval back in the spring and were granted approval. Fence was constructed per approved plans.

June 2019 Monthly Meeting Minutes: Bill will transcribe the June 2019 Monthly Meeting Minutes for approval.

New Business

No new business.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 5:35 PM.

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

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

Attachments:

1. Facilities/Maintenance Report (1 page)
2. Financial Committee Report (2 pages)
3. Landscape Committee Report (1 page)

**BEACHWALK BOD MEETING
AUGUST 13, 2019
MAINTENANCE COMMITTEE REPORT**

- 1) A new timer, along with the necessary conduit and wiring, has been installed on the Spa Pump Motor. We now have the Main Pool Pump, the Dolphin Fountain, the South Gate Water Fall, the North Pond Fountain, as well as the Spa Pump timed off every night.
- 2) The County Inspector approved all electrical work in the Swimming Pool Pump Room on July 24th without any issues.
- 3) The South Pond Lighted Fountain has been cleaned along with its filter screen. The float had a pin hole causing the entire fountain and pump to slowly sink. The supplier replaced the float despite the fact that it was more than four months beyond the warranty period.
- 4) Two new Swimming Pool skimmer baskets were installed to replace the broken ones. We also purchased one extra basket to be kept in the Chlorine Room for future use.
- 5) We repaired one pool umbrella using a wooden spoke taken from the broken “parts umbrella” in the Pump Room. We also have one brand new complete umbrella in the box.
- 6) The Maintenance Committee would like to meet with the BOD when convenient to discuss next year’s budget.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

Beachwalk

Homeowners Association Financial Summary Ending July 31st, 2019

	This Month	Year to Date	Budgeted
Income	\$22,453.33	\$90,595.44	\$85,680.00
Expenses	\$18,137.53	\$79,475.78	\$82,591.25

Checking Account Balance.....\$36,101.22

General Reserve Account.....\$40,658.05

Storm Water Reserve Account.....\$32,172.52

Member's Equity.....\$108,931.79

**This info. has been transferred from Network Realty Reports
Cash Basis**

Cash Flow

Monday, July 1, 2019 to Wednesday, July 31, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Interest(Saving Acct) 106	\$2.33	0.0	\$18.44	0.0
Late Fee Income 101	\$20.00	0.1	\$200.00	0.2
Monthly Dues 100	\$22,431.00	99.9	\$90,377.00	99.8
Total Income	\$22,453.33	100.0	\$90,595.44	100.0
TOTAL INCOME	\$22,453.33	100.0	\$90,595.44	100.0
EXPENSES				
Expenses				
Bank Service Charge 316	\$0.00	0.0	\$12.00	0.0
Clubhouse Supplies 308	\$40.68	0.2	\$40.68	0.0
Clubhse/Cabana Clean 311	\$375.50	1.7	\$475.50	0.5
Common Area Maint 502	\$419.58	1.9	\$1,591.50	1.8
Electricity 314	\$832.66	3.7	\$4,920.57	5.4
Flag Expense 301	\$90.95	0.4	\$238.34	0.3
Grounds Maintenance 310	\$7,193.27	32.0	\$38,483.54	42.5
Insurance 318	\$0.00	0.0	\$5,273.82	5.8
Legal & Accounting 317	\$5,000.00	22.3	\$8,346.25	9.2
Management Fees 300	\$750.00	3.3	\$5,250.00	5.8
Office Expense 306	\$95.16	0.4	\$1,032.45	1.1
Other Expense 305	\$0.00	0.0	\$31.94	0.0
Pest Control 307	\$35.00	0.2	\$350.00	0.4
Pool - Contract 312	\$1,332.00	5.9	\$5,286.00	5.8
Pool Chem & Supplies 313	\$124.98	0.6	\$468.43	0.5
Pool/Fountain Repairs 501	\$444.74	2.0	\$2,837.23	3.1
Social Expense 304	\$88.91	0.4	\$262.97	0.3
SWS Routne Maint 302	\$483.80	2.2	\$1,928.16	2.1
Telephone 309	\$60.00	0.3	\$420.00	0.5
Water,Sewer&Trash 315	\$770.30	3.4	\$2,154.60	2.4
Website Account	\$0.00	0.0	\$71.80	0.1
Total Expenses	\$18,137.53	80.8	\$79,475.78	87.7
TOTAL EXPENSES	\$18,137.53	80.8	\$79,475.78	87.7
NET INCOME (LOSS)	\$4,315.80	19.2	\$11,119.66	12.3
NET CASH FLOW	\$4,315.80	19.2	\$11,119.66	12.3

Beachwalk BOD Meeting

August 13, 2019

Landscaping Committee Report

At last month's meeting a board member mentioned that the rear of the shrubs were not being pruned.

The Landscaping Committee met with the owner of Landscapes Unlimited on July 25th and walked through the Community to bring to his attention work that needed to be completed or addressed. The lack of pruning the rear and lower sections of the shrubs was discussed. Following the meeting the Landscaping Committee sent a detailed list to the owner.

The Landscaping Committee met again with the owner of Landscapes Unlimited on August 7th. Several outstanding issues were brought to his attention.

The Landscaping Committee is keeping copious notes on Turf Applications. An email was sent to Landscapes Unlimited to confirm Applications they performed in July. They have responded. There is also an ongoing discussion on the subject of pruning.

The Landscaping Committee interviewed three potential vendors for the upcoming Contract (2020-2022). They were Yardnique, Sam's Landscaping and Landscapes Unlimited. We looked at the properties they currently service to determine the quality of their work. Our recommendations have been submitted to the board.

On August 7, 2019 Mr. Jim Ballard, General Counsel at LandCare sent an email to Beachwalk seeking clarity on what LandCare claims is an open invoice from April. The Landscaping Committee feels we are justified in our decisions and actions with regard to this matter.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member