

Beachwalk BOD Meeting Minutes – January 8, 2019

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

Homeowners present: Barbara Harding, John Butler, Lee Brennan, Joe Truelove, Mike Gentile, Kate Gentile, Patsy Ennis, Kate Shorten, Gail Morris, Eugene Lisewski Jr., Silas Garrett, Scott Garwicki, Lisa Leppo, and James 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 December 2018 Monthly Meeting Minutes. Motion was made/seconded to approve and passed.

Committee Reports

Architectural Control Committee: Lee Brennan reported for the committee. 2

Applications were received and approved for new roofs, and replacement of railings, banisters, etc. See attached for full submitted report. Lee has volunteered to share roofing contractors used on other homes in the neighborhood with homeowners requesting roof replacements.

Communications Committee: Megan Garrett reported that the webhosting service for the website has been renewed for 2 years at a cost of \$71.80. Megan asked if Beachwalk governing documents could be taken out of Resident-only password protection. There was discussion that these are documents registered with the clerk and available to the public. Communication Committee will un-password protect these documents. Lee brought up concerns about a number of late postings to the website (minutes, financials, etc.). The Communications Committee will strive to post things in a more timely and complete manner.

Maintenance: Gene Lisewski reported on activities of the committee including plans to address Clubhouse ceiling stains, a remaining lintel to be caulked on a Clubhouse window, information about the source of a water leak at the South Gate, and plans to address clogged gutter and downspout at the mailboxes. See attached for full submitted report.

Financial Committee: Mike Wood reported that no December 2018 financials are available for approval nor review. Network Realty has not closed December financials yet.

Landscape Committee: Gail Morris read from the attached report. Committee members will meet this week to discuss repairs to the irrigation system. Committee will then meet to discuss LandCare performance issues. Payment is being withheld for one of the contracted items (see report for more detail). Heavy rain has been detrimental to plantings.

Social: Kate Shorten reported holiday decorations may need some replacements next year. Bill said the Clubhouse looked very nice decorated for the holiday.

Unfinished Business

Update on Beachwalk Off-Street Parking: Bill reported that a ballot has been created to vote on the approval of an additional property restriction to prevent the parking of vehicles on the grass of any Beachwalk property. Discussion ensued about the details of this restriction and the impetus for this additional restriction (TOKB parking ordinance). Bill read from the suggested restriction language that will be distributed with the ballot. Suggestion was made to add language to note damage to turf and irrigation systems being owners' responsibility. Concern was raised about signing our marked parking spots at the Pool to make sure non-residents do not park there.

Upcoming HOAA Meeting with Mayor regarding parking: Bill noted that there is a meeting scheduled for 13 January to discuss the parking issues in Kure Beach. Hoping to get information on how TOKB plans to implement marked parking.

Update on Disposal of Sandman Lot: Bill reported that a meeting took place on 29 December 2018 that was attended by George, Dan Church, and Bill with TOKB and Kure Dunes HOA representatives to discuss TOKB's Sandman lot and its fate. TOKB indicated it is surplus inventory that will be sold. Property has been surveyed for 5 lots but the stormwater permit is only approved for 4 more houses. We asked Kure Dunes if they would be open to the idea of sharing HOA jurisdiction of TOKB property and sharing dues revenue. TOKB has encouraged both HOAs to make an agreement about jurisdiction and reminds the HOAs that the town does not need to assign the property to any HOA. Concern was raised that "annexing" is not permitted under NC law. TOKB has said they would entertain aggregating our Sandman lot with their lot prior to selling to a developer. Concerns were raised about our stormwater system and the ability to take on additional runoff from developed property. 19 Jan meeting with TOKB and Kure Dunes scheduled for further discussion.

Cleaning/clearing of lot next to Barbara Harding: Stormwater Committee had previously met and decided that this ditch should not be cleared (for a number of reasons). Barbara stated that previous to 2018, the landscapers have weed wacked this ditch. Multiple homeowners have stated that this is an eyesore. Barbara stated that the overgrowth has prevented LandCare from pruning her hedge for safety reasons. Landscape Committee will look into if this should be a covered service (6-inch height within 3 inches of water's edge?). Other homeowners noted that this situation is happening at borders of their lots as well (overgrown ditches).

Night swimming lighting inspection by Health Department: Inspection was held on 13 December 2018. Inspector met with Megan Garrett. Inspection failed on account of inadequate lighting of walkway entrance and signage at entrance.

New Business

Tree leaning in D1 ditch and banks are eroding. No action assigned or resolution reached at this time.

Persistent Storm Damage: Concern raised about eyesore of fallen trees in private lots, perimeter fence needs repair bordering private lots, blue tarped roofs, etc. Request to BOD to send something out requesting that homeowners take care of their repairs in a timely manner.

BOD member, Megan Garrett, is unable to attend BOD meeting previously scheduled for week of February 11th 2019. February BOD meeting will take place on Tuesday, 5 February 2019.

Motion to adjourn was made by Mike, seconded by George and passed unanimously. Meeting was adjourned at 6:07 PM.

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

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

Attachments:

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

CORRECTED

Beachwalk HOA Board of Directors Meeting January 8, 2019

Architectural Control Committee Report

Members: Lee Brennan, Chairman

Bill Bryan, ACC Liaison

Gene Lisewski

Mike Gentile

Update of committee activity:

George & Kathy Clark – 122 N 5th Avenue

12-22-18 We received request to replace siding, windows, porch deck, stair
treads and railings.

12-23-18 Committee approved.

Herb & Jackie Wiebe – 316 Settlers Lane

1-5-19 We received request replace roof.

1-6-19 Committee approved.

Respectfully submitted,

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

Lee Brennan, Chairman

cc: Dan Church, Secretary

Beachwalk BOD Meeting

January 8, 2019

Landscaping Committee Report

The Landscaping Committee will meet this week to discuss changes and repairs to the irrigation system as recommended by LandCare.

The Landscaping Committee will then meet with the Branch Manager at LandCare this month to discuss the irrigation system, ongoing service issues and other landscaping matters.

Flower bed weed control and edging are not being performed. Payment for these services continues to be withheld.

Severe Pruning and Ornamental Grass Pruning is scheduled for this month.

Plantings around the fountain beds are struggling as the roots did not have a chance to develop with the excessive rain.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member

**BEACHWALK BOD MEETING
JANUARY 8, 2019
MAINTENANCE COMMITTEE REPORT**

- 1) The Maintenance Committee has the Clubhouse ceiling stains on the "to do" list. We will use leftover paint in the Chlorine Room if it matches.
- 2) One remaining lintel above the south side Clubhouse window needs repainting and caulking.
- 3) Upon further checking the South Gate filter basket housing is not cracked. The water leak was at the lid and gasket and traveled down along the side casting seams. The spare housing will be kept in the Chlorine Room along with one PVC coupling and one PVC union for future use.
- 4) The South Gate Waterfall is currently tripping the circuit breaker approximately once a week. Unlike the North Gate this is a GFIC circuit breaker and is much more sensitive to moisture. Since it is intermittent the exact cause has not yet been determined.
- 5) The rain gutter and downspout at the mailboxes is clogged and needs to be cleaned. The Maintenance Committee will address this issue.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee