

Beachwalk BOD Meeting Minutes – February 5, 2019

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

Homeowners present: Dan Church, Gail Morris, Eugene Lisewski Jr., Silas Garrett, Kate Shorten, Marilyn Watkins, Mary Riordan. Mike Vukelich, James Craig, Lee Brennan, Julie Farriss, Pamela Goodwin, Grey Goodwin. 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 January 2019 Monthly Meeting Minutes. Motion was made/seconded to approve and passed.

Committee Reports

Architectural Control Committee: Lee Brennan reported for the committee. One new roof was submitted and approved this month. Lee is working on a list of contractors who have been used in the community in the past 2 years (18+ roofs).

Communications Committee: Megan Garrett reported that, as approved last monthly meeting, the governing documents were un-password protected on the website.

Maintenance: Gene Lisewski reported on activities of the committee. The summary of the report highlighted poor performance of McGee Pools that has resulted in discarded chlorine tablets, low water levels, and clogged filter baskets. The Committee urges the BOD to take action. Committee is also looking for a replacement for the bulletin board at the mailboxes. See attached for full submitted report.

Bill has contacted McGee to set up a meeting but has had no response. Bill has done research into a company called Pool Professionals that has been used by nearby neighborhoods. Bill provided some documentation on this contractor to Gene for review and comment. Cindy (Network) has not had experience with this contractor but has reviewed the contract Bill sent her and says it looks like a good company from her cursory review.

BOD instructs Cindy to give McGee 30 days' notice of cancelation of contract.

Mike Wood asked Gene to work with him to get started on the installation of the newly approved chlorinators.

Financial Committee: Mike Wood reported the December 2018 financials and a year to date summary for 2018. Mike indicated that January 2019 financials were not yet available from Network. See attached for full details. Bill proposed the approval of the December 2018 Financials. Motion was made (George) / seconded (Megan) to approve and passed.

Landscape Committee: Gail Morris read from the attached report. Flower bed maintenance was not done and payment was withheld. LandCare cleared overgrown ditch near the Harding property that was discussed last during January BOD Meeting. LandCare also weed wacked this area. Harding is still concerned with water. Severe pruning delayed due to cold temperatures.

Social: Kate Shorten reported a pickle ball net has been donated for use of the HOA members. It is located in the Clubhouse supply closet. Members are encouraged to use and take care of the net and replace in the closet when done.

Unfinished Business

Update on Beachwalk Off-Street Parking (Lee): Lee recommends that the BOD puts the results of the Off-Street Parking addendum on the website. Results will be posted as a part of these minutes. Ballots were responded to and passed with a positive vote of 44 (43 needed to pass). 23 voted against the amendment and 18 did not vote. Addendum needs to be officially filed. Cindy and Bill will work on this filing. Question from the floor about exceptions to the new amendment. Email or phone call to a BOD member asking for permission would be sufficient process to request temporary parking on grass.

HOAA Meeting with Mayor Re: Parking (Bill): Bill stated that the Mayor of TOKB continues to meet with the HOAs located in TOKB to discuss the future of paid parking in TOKB and the future of public marked parking.

Update on the Disposition of Sandman Lot (Bill): A meeting with TOKB, Kure Dunes, and Beachwalk was held on 29 January meeting (attended by Bill, George, and Dan Church). TOKB plans to sell their lot if possible. TOKB is researching salability of this lot (old fill area). Meeting on 23 February to discuss fate of TOKB lot further. We are hoping it will be assigned to Beachwalk HOA deed restriction but is not required to be assigned to any HOA. After this meeting, more information will be available to brief Beachwalk members.

Discussion ensued about potential stormwater runoff impacts resulting from development of TOKB lot and from development of Beachwalk's greenspace lot.

Uncorrected Storm Damage (Lee): Lee reminds the BOD that the BOD needs to address individual homeowners with remaining storm damage to be repaired (hanging limbs at corner of Surf & Settlers, leaning trees, roofs, etc.).

New Business

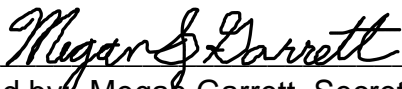
Improper Drainage on Ditch D2 / 5th Avenue and Proposed Solution (Julie): Julie passed photographs to the BOD to review (see attached). Photos showed standing water in the ditches on both sides of the street that was unable to run off the ditch and into the drains due to high grass/concrete. Julie noted that Brian Bass (construction contractor) is currently working in the area and offered to provide a permanent fix for

approximately \$1,000 (a final proposal is being worked on). Dan Church explained that the concrete chutes are owned and maintained by TOKB and the grass at the ends of the chutes are our responsibility for maintenance. Jim Craig will talk to TOKB representatives to ask about their plan to repair portions of this problem that are theirs.

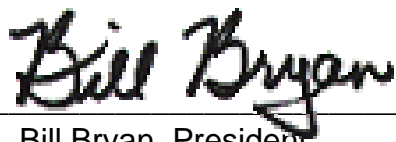
Tree Root Damage (Gail): Gail received a notice from LandCare (see attachment) that many trees in Beachwalk have root damage due to saturation and wind from the recent storms and indicated that even if they are not presently leaning, they may begin to lean/fall in the near future as the ground is still saturated and the root systems are still recovering.

Parking lot marking (Grey): Brought up markings in the parking lot. BOD responds that marks will be remarked after Settlers Ln is repaved. Members are asked to pay attention to handicap markings and allow space for exit and entry at this spot.

Motion to adjourn was made by Mike, seconded by George and passed unanimously. Meeting was adjourned at 6:10 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. Facilities/Maintenance Report (1 page)
3. Financial Committee Report (1 page)
4. Landscape Committee Report (1 page)
5. Photos provided by Julie Farriss (7 photos, 3 pages)
6. Notice from LandCare regarding trees (1 page)

Beachwalk HOA Board of Directors Meeting February 5, 2019

Architectural Control Committee Report

Members: Lee Brennan, Chairman

Bill Bryan, ACC Liaison

Gene Lisewski

Mike Gentile

Update of committee activity:

Lynn Bateman – 202 N 5th Avenue

1-14-19 We received request to replace roof.

1-15-19 Committee approved.

Respectfully submitted,

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

Lee Brennan, Chairman

cc: Dan Church, Secretary

**BEACHWALK BOD MEETING
FEBRUARY 5, 2019
MAINTENANCE COMMITTEE REPORT**

- 1) The performance of McGee Pools continues to be discouraging. Leaves were not cleaned in the Swimming Pool, Hot Tub, Dolphin Pool and South Gate Waterfall; all Swimming Pool skimmer baskets were choked with leaves; water levels in the Hot Tub and Dolphin Pool were low enough to cavitate the pumps; and the filter baskets at the Dolphin Pool and South Gate Waterfall were severely clogged.
- 2) Due to a leak in the lid gasket of the Dolphin Pool filter the water from this pool was emptying onto the pump room floor. This was remedied by the Committee.
- 3) The landscape behind the Clubhouse remains strewn with a dozen spent chlorine sticks. This is now a toxic waste issue.
- 4) This past Saturday the Maintenance Committee hand-skimmed the Swimming Pool, Hot Tub, Dolphin Pool and South Gate Waterfall; cleaned all the Swimming Pool skimmer baskets; added water to the Hot Tub and Dolphin Pool; and cleaned the Dolphin Pool and South Gate Waterfall filter baskets.
- 5) The Maintenance Committee is not a substitute for a negligent pool service company that is paid for their services or lack thereof. The BOD needs to contact and or meet with McGee Pools to address these issues or they need to find another company that will perform per the contract.
- 6) The rain gutter system at the Mailboxes has been cleaned and the downspout has been removed and reinstalled properly. The joints were mostly installed upside down causing leaks.
- 7) I will be looking for a covered bulletin board to replace the one at the Mailboxes. This item was approved in last years' budget. The Maintenance Committee will install it.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

BEACHWALK
Homeowners Association
Financial Summary
Ending December, 2018

	This Month	Year to Date	Budgeted
Income	\$7,356.00	\$150,471.25	\$148,240.00
Expenses	\$17,577.18	\$144,654.55	\$144,540.00

Checking Account Balance.....\$34,312.90

General Reserve Account.....\$35,994.06

Storm Water Reserve Account.....\$27,505.17

Member's Equity.....\$97,812.13

This information has been transferred from Network Realty Reports

Cash Basis

Beachwalk BOD Meeting

February 5, 2019

Landscaping Committee Report

The Landscaping Committee met to discuss changes and repairs to the irrigation system as recommended by LandCare as well as additional topics to be included in the January 15th meeting with LandCare.

The Landscaping Committee met with the Branch Manager at LandCare on January 15th to discuss the irrigation system, ongoing service issues and other landscaping matters. They also conducted a brief walk through the community.

Flower bed weed control was not performed, and payment for this service was withheld.

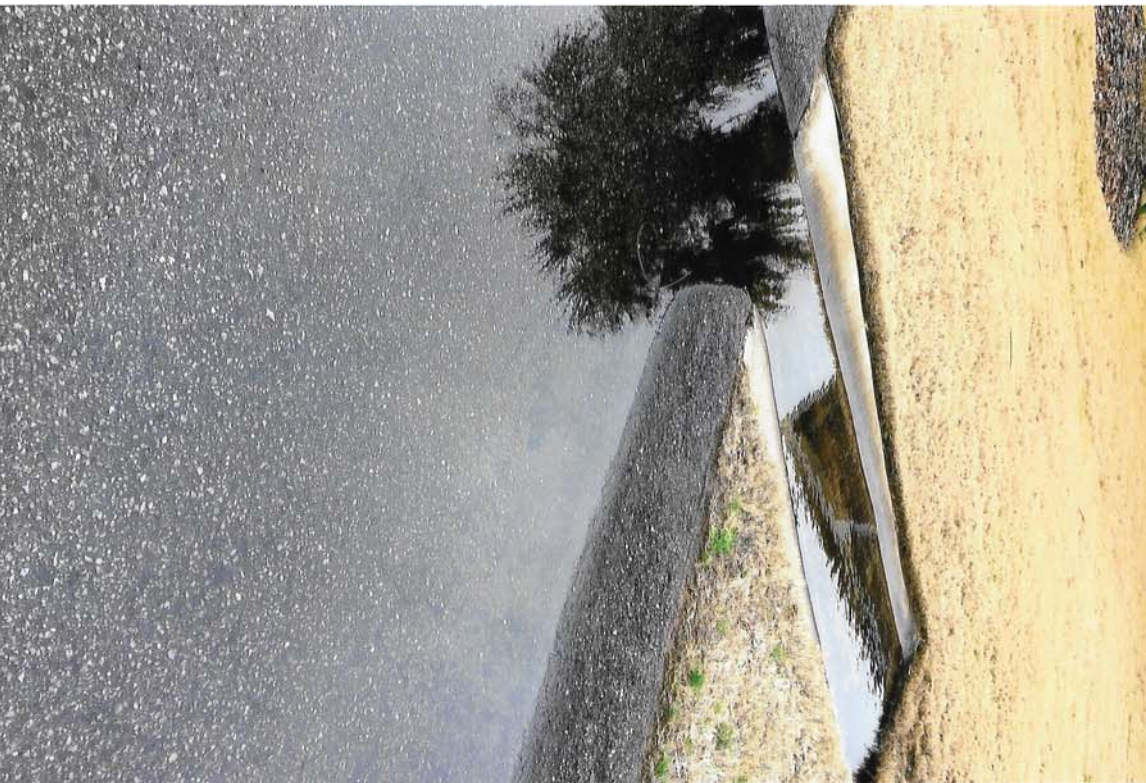
At the last BOD meeting Barbara Harding expressed dissatisfaction with the lack of services around the ditch in the rear of her home. LandCare cleared the drainage from the street to the ditch and weed wacked the tall vegetation. Gail Morris met with the homeowners. Mrs. Harding is pleased with the work provided by LandCare however she remains concerned with the amount of water that is collecting in this area. It was explained that this is not the responsibility of the Landscaping Committee, and it will be referred to the BOD.

Severe Pruning and Ornamental Grass Pruning was scheduled for January. Due to the freezing temperatures LandCare has not completed this task. It will be continued in February.

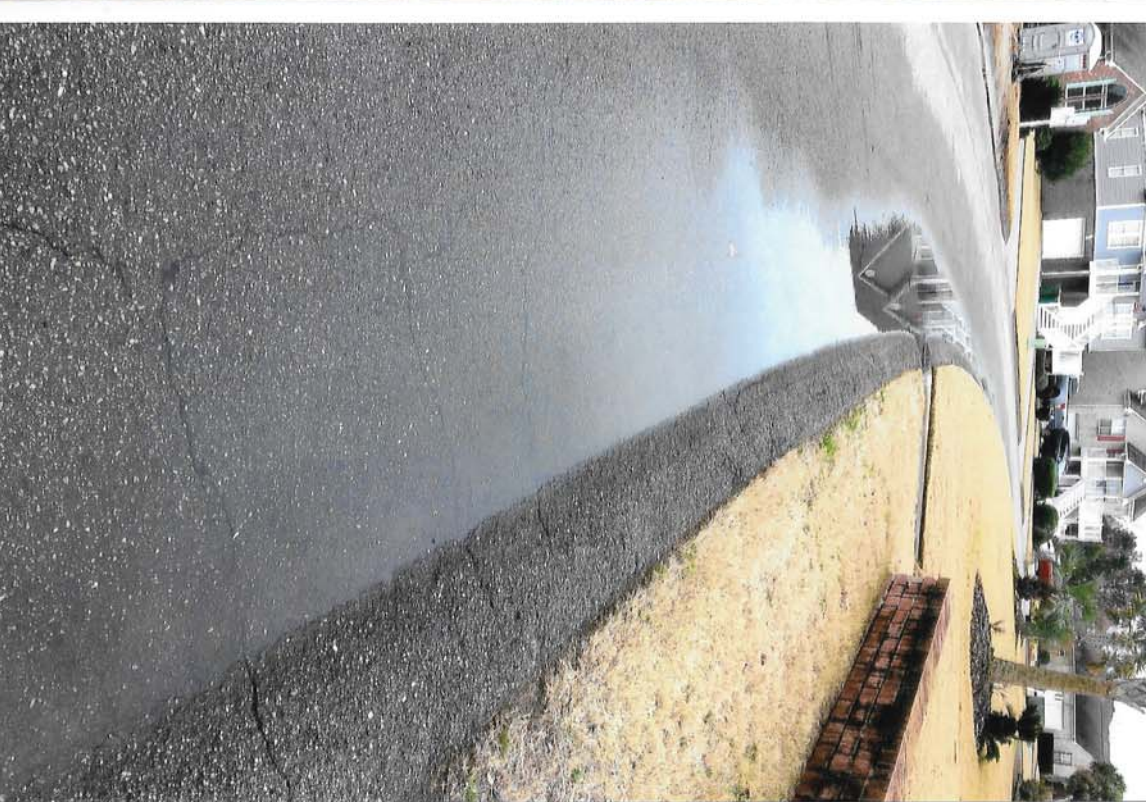
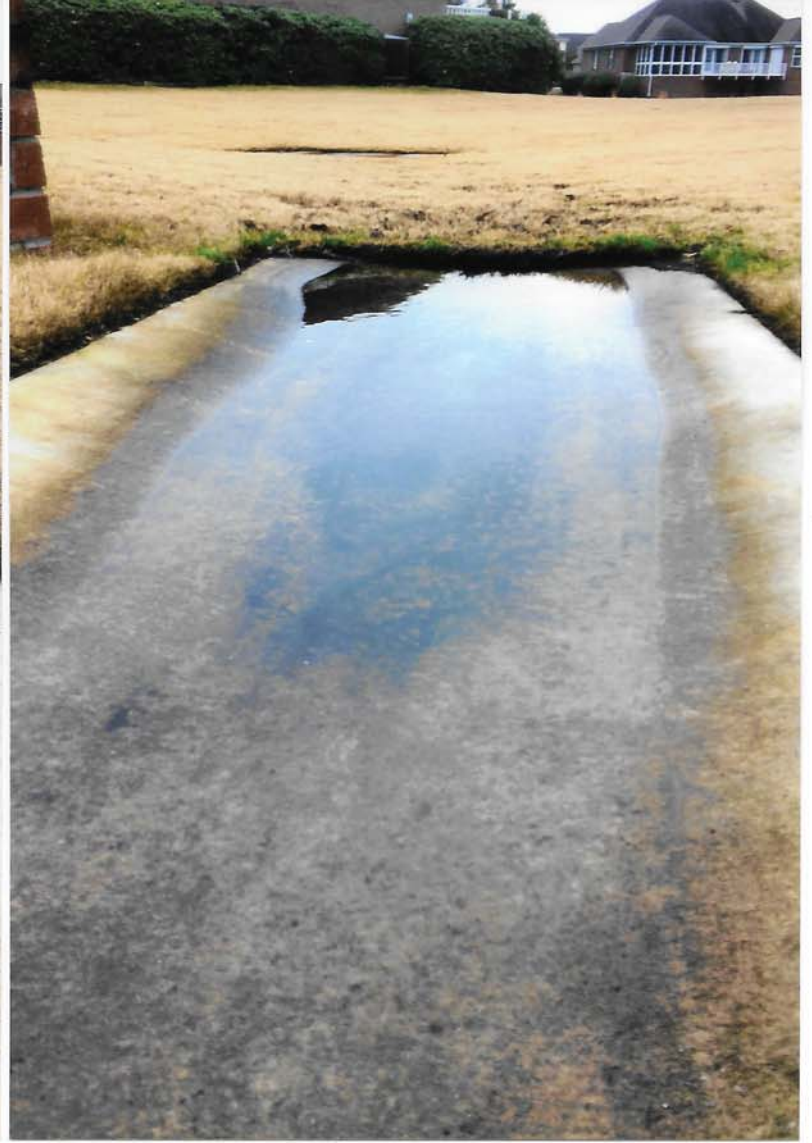
Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member



Photos provided by Julie Farriss



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Photos provided by Julie Farriss



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Tree Concerns/Thoughts for 2019 LandCare.com

To all the neighbors we work with.

Florence was a terrible storm for trees in Southeast North Carolina. We have lost many specimens in our neighborhoods, streets and native forest. Nature has a way of using its powers occasionally and lets us know we do not control all landscaping and other things. With over 100 inches of rain this past year and high winds in several storms during the fall, our trees throughout are in rough shape.

Nature will repair tree roots and many trees will survive even though they do not look especially good at this point. The pines are very thin in many areas, while others are leaning and still have broken branches. Oaks have many branches hanging and damage from the storms. Many other trees are hanging on as well. Most trees in our area will heal through spring and summer this year. They will put out new roots and strengthen their structure as they put on new growth this season. Many trees that have a small lean will be fine while others may come down or must be taken down.

Please keep in mind as you go for walks in neighborhoods, and especially in wooded areas of your community, to be aware of your surroundings. A tree swaying to the left on one day may be leaning the opposite direction two days later and could potentially be a danger to passersby. We will continue to survey the communities and recommend removals where necessary. Every day, over the past couple months, I have seen another tree that wasn't leaning initially but is now.

Please send these concerns to the appropriate person in your community.

Chris Randall

Wilmington Branch Manager LandCare

Your land. **Our care.**