

## **Beachwalk BOD Meeting Minutes – March 12, 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, James Craig, Lee Brennan, Julie Farriss, Lisa Leppo, Scott Garwicki, Joe Truelove. Cindy Snead was present from Network.

Bill Bryan called the meeting to order at 5:01 PM at the Beachwalk Clubhouse.

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

### **Committee Reports**

Architectural Control Committee: Lee Brennan reported for the committee. Requests were received and approved for fencing, removal of damaged tree, and replacement of roof. Lee has created a list of roofing contractors that have been used by our homeowners. Lee will send this list to Megan to be added to the website. See attached report for more details.

Communications Committee: Megan Garrett reported that, the website has been updated with 2018 end of year Financials as well as general correspondence items. Draft letter/email content for homeowners with remaining storm damage attention needs was submitted to the BOD for review. Megan will add roofing contractor list to the website.

Maintenance: Gene Lisewski reported on activities of the committee. A new weatherproof bulletin board has been installed. Kate Shorten is POC for those wishing to post items. Committee will investigate report of inoperable pool jets. New chlorinators are scheduled to be installed prior to start of swimming season. The committee requests the BOD to contact TOKB about break in water line at meter by South Entrance. See attached for full submitted report.

Rules on bulletin board use were discussed. Old rules may be available in archives but no one present knew exactly what they are. General sentiment is that postings should be community related. Key holders will ask BOD for guidance if requested postings are questionable.

Financial Committee: Mike Wood reported the January 2019 financial summary. See attached for full details. A question about office expenses was raised. These recent expenses were for Adobe Acrobat Standard software and for Network Realty costs. Bill proposed the approval of the January 2019 Financials. Motion was made and seconded to approve and passed.

Landscape Committee: Gail Morris read from the attached report. Flower bed weed control and edging/trimming were not performed and payment was withheld.

Application of herbicide has been scheduled for March 18th. The committee is still reviewing irrigation system recommendations.

Damage to lawn area near South entrance by TOKB Town Hall renovation work vehicles was discussed. BOD has been sent email with photos from August when damage occurred. Bill will take action to contact TOKB about damages and need for reseeding.

3-year contract with LandCare expires this year. Committee requests BOD begins thinking about what other companies we want to try to get bids from. Gail will get estimate from LandCare based on newest contract iteration. Committee recommends BOD request volunteers for the Landscape Committee.

Lee asked about AT&T damage and to whom requests for damage remediation should be directed. These requests should not go to the Landscape Committee, nor to LandCare. TOKB emailed contact information to homeowners on their email distribution list, which will be added to these minutes before distribution [1-855-520-5043, [resolution-centern@mastec.com](mailto:resolution-centern@mastec.com), Reference # 92D60232N].

Social: Kate Shorten reported that cards were sent to 2 new neighbors.

#### Unfinished Business

Update on Beachwalk Off-Street Parking (Bill): New Beachwalk rule about not allowing parking on the grass is rescinded. After consultation with the Association's lawyer (in the process of registering the change), we now understand that 2/3 of all homeowners are required to vote affirmative for this change to take place. The results of the recent vote do not support the previously announced result that this vote has passed.

Bill asks if we should submit all existing guidelines to the lawyer for review. Consensus was that if a homeowner wants to challenge one of the existing guidelines, at that time we will consider presenting those to the lawyer for decision.

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. The latest is that the Mayor says the current intent is to have no marked parking north of K avenue. Street parking will still not be permitted in unmarked spaces.

Update on the Disposition of Sandman Lot (Bill): Dan Church, George Schierle, and Bill Bryan met on February 23<sup>rd</sup> with TOKB and Kure Dunes. TOKB still sees their Sandman lot as excess and are looking to sell it. TOKB is currently investigating buildability of their lot and if result is favorable, they will continue with plans for sale. Dan has created a drawing to show a possible development scheme including TOKB lot as well as our Sandman lot, creating 8 developed lots. Kure Dunes has indicated that they will investigate litigation measures if the TOKB allows the TOKB lot to be

developed under Beachwalk deed restriction. Beachwalk representatives continue to meet and negotiate with the TOKB and Kure Dunes.

Concern was again raised by the floor that development of the TOKB property will adversely affect stormwater.

New Swimming Pool Contractor (Bill): Cost savings of \$400 to Beachwalk were successfully negotiated by Gene.

Improper Drainage at D1 and Proposed Solution (Jim): Road chutes are higher than the road preventing proper drainage. These chutes are responsibility of TOKB. To the best of Jim's knowledge, only Settlers Ln is scheduled to be repaved in 2020.

Improper Drainage at D2 (Julie): Julie has contacted contractor about a fix but has not gotten a response. Julie proposes that LandCare be approached to assist in fixing the problem. Dan proposes he be allowed to take a look and see if he can fix it himself (potentially with the help of others). Dan to take action.

Uncorrected Storm Damage (Lee): Lee, Gene, and Bill did a walk though on March 6th to identify outstanding storm damage on private lots. Needed remediation includes repairing fences, removing damaged trees, and others.

Much discussion ensued about the requirement for fencing to be replaced if damaged as opposed to the option of removal of the fence. Opposing views include:

- Fence circling Beachwalk is common area and should be maintained by HOA (not a widely held opinion compared to others)
- Individual responsibility to repair/replace and choice for removal
- Individual responsibility and must repair/replace

BOD ok with Megan's submitted proposed letter/email language to impacted homeowners. Bill will send this to Cindy with homeowner/deficiency list for distribution to those on the list.

### New Business

Pool Lift (Julie / Kate Gentile): Request that the pool lift be again included in the ballot for capital improvement at the Annual Meeting. The BOD agrees to include this as requested.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 6:21 PM.

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

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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)

## **Beachwalk HOA Board of Directors Meeting March 12, 2019**

### **Architectural Control Committee Report**

Members: Lee Brennan, Chairman

Bill Bryan, ACC Liaison

Gene Lisewski

Mike Gentile

#### **Update of committee activity:**

##### **Mary Riordan & Bill Melvin – 336 Settlers Lane**

2-22-19 We received request to add fencing in backyard.

2-27-19 Committee approved.

##### **Drema Campbell – 301 N 5<sup>th</sup> Avenue**

2-22-19 We received request to remove damaged tree.

2-27-19 Committee approved.

##### **Victoria Chapman – 509A Shell Drive & Jane Morris – 509B Shell Drive**

2-26-19 We received request to replace roof.

2-27-19 Committee approved.

Respectfully submitted,

A stylized, handwritten signature in black ink that reads "Lee". The letters are fluid and connected, with a large, sweeping 'L' and 'B'.

Lee Brennan, Chairman

cc: Dan Church, Secretary

**BEACHWALK BOD MEETING  
MARCH 12, 2019  
MAINTENANCE COMMITTEE REPORT**

- 1) The installation of a new weatherproof bulletin board at the Mailboxes has been completed. This was an outstanding item listed in the 2018 budget. Two keys were given to the Chairperson of the Social Committee (Kate Shorten) and two keys were given to the BW BOD President (Bill Bryan). A note was placed on the board instructing people who wish to post items to contact Kate. Thank you Kate for doing this.
- 2) Our new Swimming Pool maintenance company, Pool Professionals of the Coastal Carolinas, began service on March 4<sup>th</sup>. They have notified me that the water jets on the West side of the Swimming Pool are not working. The Maintenance Committee will do a preliminary check to determine the cause.
- 3) The 2 pool chlorinators have been ordered by Pool Professionals and will be installed prior to the opening of the 2019 pool season.
- 4) Last week there was a free flow incident at the South Gate water meter. The water supply was turned off at the inlet. On Monday March 11 Maintenance determined the cause to be a broken fitting at the inlet side and a loose fitting at the outlet side of the water meter. Since the break was before the meter this should not be a billing issue. As this is a problem with the Town's equipment the Maintenance Committee requests the BOD contact the Town to have the water meter repaired or replaced.

Eugene Lisewski, Jr.  
Chairman, Maintenance Committee

**BEACHWALK**  
**Homeowners Association**  
**Financial Summary**  
**Ending Jan 31, 2019**

|          | This Month  | Year to Date | Budgeted    |
|----------|-------------|--------------|-------------|
| Income   | \$17,290.62 | \$17,290.62  | \$12,400.00 |
| Expenses | \$10,935.96 | \$10,935.96  | \$11,798.75 |

Checking Account Balance.....\$41,099.94

General Reserve Account.....\$35,995.28

Storm Water Reserve Account.....\$27,506.57

Member's Equity.....\$104,166.79

This information has been transferred from Network Realty Reports  
Cash Basis

## **Beachwalk BOD Meeting**

**March 12, 2019**

### **Landscaping Committee Report**

The Landscaping Committee is in regular contact with LandCare. Several homeowners' issues have been addressed.

Severe Pruning and Ornamental Grass Pruning has been completed.

Flower Bed Weed Control and Edging/Trimming were not performed, and payment for these services has been withheld.

LandCare has scheduled the TruGreen Turf Application 1 (pre- and post-emergent herbicides and weed control) weather permitting, for March 18.

The Landscaping Committee is still reviewing the changes and repairs to the irrigation system as recommended by LandCare.

At the August 14 board meeting last year it was mentioned that there was damage to the lawn area of the south entrance by maintenance vehicles from the Town Hall, Fire & Police construction site. Rick Morton reported this to the Town Clerk, and it was repaired. Rick is recommending that the board work with the Town to have them repair the more recent damage. Please refer to the latest emails.

The three year Contract with LandCare expires the end of this year. Serious thought and consideration should be given now to soliciting landscaping companies to place bids. It is recommended that the BW BOD begins this process.

The Landscaping Committee also recommends that the BW BOD send a notice to BW homeowners asking them to volunteer to serve on the Landscaping Committee for the duration of the next Contract or for a minimum term of three years.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member