

## **Beachwalk BOD Meeting Minutes – April 16, 2019**

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

Homeowners present: Gail Morris, Silas Garrett, Kate Shorten, James Craig, Lee Brennan, Lisa Leppo, Scott Garwicki, Maggie Hoyer, Tom Juska, Gail Hudson, Brad Cranford

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

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

### **Committee Reports**

Architectural Control Committee: Lee Brennan has stepped down as Chairman and is no longer a member of the committee. Tom Juska has joined and discussion ensued about him possibly stepping up as chairman of this committee. There were no other updates from the committee.

Communications Committee: Megan Garrett reported that email will be sent out by Cindy about annual yard sale. Protections have been added to website forms to prevent spam (which we were getting recently).

Maintenance Committee: Gail Morris reported on activities of the committee. The Committee continues to be busy, maintaining our common properties. A full report of activities is attached. Highlights include: Members of the committee met with Pool Professionals in preparation of pool opening. Only 1 chlorinator will be installed (full report for details) and draining of the pool will not be required. Maintenance Committee built shelf for new chlorinator in pump room. Various items repaired in order to anticipate pass for pool permit. Town replaced water meter at south gate water feature.

Financial Committee: George Schierle reported the February 2019 financial summary. See attached for full details. Financial Committee has not received March financial information yet from Network Realty. Bill proposed the approval of the February 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 tree/shrub fertilization was not performed in March and no service was performed week of 16 March. TruGreen did first turf application 18 March. On 25 March, the Landscape Committee received notice that LandCare will discontinue service 26 April. BOD was notified and is in the process of hiring a new contractor. The BOD sent out a request for volunteers for the Landscape Committee but received no responses. Lisa Leppo will consider joining the Landscape Committee.

Social: Kate Shorten reported we are gearing up for Memorial Day and asked for volunteers to perform flag service. A request from the floor was made for clear communication on date of the activity.

### Unfinished Business

Update on Design Guidelines (Bill): Need to look into which of previously voted on guidelines should have actually been amendments and which will need to be voted on again to be legally sound. BOD will do this in the next couple weeks.

Update on Disposition of Sandman Lot (Bill): TOKB continues to insist having Kure Dunes present for least one more meeting. Kure Dunes has not been receptive to our proposals and has shown animosity towards our thoughts of the TOKB assigning their property to Beachwalk once developed. It is our understanding that TOKB will have a public meeting in May to gauge interest in the property being excess inventory. We would like to have an informational meeting at the Clubhouse in May to educate Beachwalk homeowners about the TOKB lot and our adjoining green space lot.

80% positive vote of all Beachwalk lots would be required for sale of our greenspace lot. Discussion continued that it may be very difficult to get 80% to vote, not just positively, but just to vote. Monetary benefits of sale may entice more voters than normal.

Hurricane Damage Needing Attention (Bill): Lee has sent list of damages needing attention to BOD. BOD sent out letters to affected homeowners through Cindy. Need update from Cindy on responses from homeowners.

Drainage Issues (Jim Craig): Jim and Dan cut a slot in the tall turf to increase drainage. The problems where the street and concrete chute are uneven cannot be solved without the TOKB.

### New Business

LandCare's Breach of Contract (Bill/Gail): Landscapes Unlimited was second lowest bidder when we picked up LandCare. They were approached to take over landscaping contract until end of year. A fee of \$7,200/month was negotiated. Monies withheld from LandCare non-performance will make up for some of the difference in rates. Bill proposed moving forward with entering into a contract with Landscapes Unlimited at the negotiated amount. Motion was made/seconded to enter into contract and passed.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 5:26 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. Facilities/Maintenance Report (1 page)
2. Financial Committee Report (1 page)
3. Landscape Committee Report (1 page)

**BEACHWALK BOD MEETING  
APRIL 16, 2019  
MAINTENANCE COMMITTEE REPORT**

- 1) The Maintenance Committee met with Pool Professionals to coordinate the opening of the swimming pool for the season. Only one new CCH Chlorinator will be installed as opposed to the two recommended by McGee Pools. There must be some Cyanuric Acid present for chlorine to be effective. Installing two Chlorinators would drop the level below 30 ppm causing the chlorine to burn off too quickly. We will also continue to use two out of three of the existing chlorinators thus keeping some CYA (Cyanuric Acid) in the mix. This will not necessitate draining the pool each spring. A small wooden shelf has been built by the Maintenance Committee in the pump room as a platform for the new Chlorinator using materials left over from last year's Chlorine Room repairs.
- 2) Maintenance replaced the O rings on all 6 pool and fountain strainer basket lids. Pool Professionals supplied the rings.
- 3) The Maintenance Committee adjusted the spring closing tension on the Pool entry gate. It is required to close automatically to pass inspection.
- 4) To address the leak issue last month the Town installed a new water meter for the South Gate Waterfall and irrigation system. The Maintenance Committee adjusted the automatic fill to maintain the proper water level in the fountain.
- 5) The Maintenance Committee is working on replacing the South Gate Waterfall strainer basket housing.

Eugene Lisewski, Jr.  
Chairman, Maintenance Committee

**BEACHWALK**  
**Homeowners Association**  
**Financial Summary**  
**Ending Feb 28, 2019**

	This Month	Year to Date	Budgeted
Income	\$9,618.59	\$26,909.21	\$24,480.00
Expenses	\$6,537.94	\$17,473.90	\$23,597.50

Checking Account Balance.....\$34,865.10

General Reserve Account.....\$40,652.92

Storm Water Reserve Account.....\$32,164.42

Member's Equity.....\$107,247.44

This information has been transferred from Network Realty Reports  
Cash Basis

## **Beachwalk BOD Meeting**

**April 16, 2019**

### **Landscaping Committee Report**

Flower Bed Weed Control and Tree/Shrub Fertilization (Application 9) were not performed in March, nor was any service the week ending March 16. Payment for these items will be withheld.

TruGreen performed Turf Application 1 (pre- and post-emergent herbicides and weed control) on March 18.

On March 25th the Landscaping Committee received an email from the Manager at LandCare informing us that LandCare has decided to close its Wilmington Branch. They will service Beachwalk through April 26. The board was notified of this the same day. The board is in the process of hiring another landscaping company.

Thank you board for sending a notice to Beachwalk homeowners asking them to volunteer to serve on the Landscaping Committee for a term of three years.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member