

Beachwalk BOD Meeting Minutes – July 16, 2019

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

Homeowners present: Gail Morris, Eugene Lisewski, Silas Garrett, James Craig, Lee Brennan, Mike Gentile, John Butler.

Cindy Snead from Network was also present.

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

Bill discussed the approval of the June 2019 Monthly Meeting Minutes. The minutes have not yet been transcribed. Approval will take place at a later time.

Committee Reports

Architectural Control Committee (ACC): Gene Lisewski reported for the committee. The 6ft fence that was requested has been put up. The Brands' fence still has storm damage. Jim Craig reports that a new fence has been constructed at the last property on Settlers Ln. No request was received by the committee for this construction. There is a question as to whether this fence encroaches onto neighboring property. Bill will send a letter asking how the location of the fence was determined and will remind the homeowner that the process that should be followed is to send a request to the committee prior to construction.

Discussion ensued about including an item on the agenda for the Annual Meeting about instituting penalties for breaking HOA rules and guidelines.

Communications Committee: Megan Garrett reported that the list of previously used roofing contractors (provided by Lee Brennan) has been added to the website on the Architectural Committee page. It is recognized that financials and communications are delayed in being posted to the website and Megan will strive to catch up this week.

Maintenance Committee: Gene reported on activities of the committee. Additional details can be found in the attached Maintenance Committee Report. Pool pump motor was replaced and additional repairs were made with replacement parts on hand. These items were done with volunteered labor of the Maintenance Committee so that the pool did not need to shut down over the July 4th holiday. Deteriorated ceiling fans in the cabana were replaced. Signs instructing to lower umbrellas were posted. Lightbulbs and fixtures were replaced. Pool timer has been replaced and committee requested BOD to set timer hours. Committee requests minimum dollar threshold for approval of expenditures for maintenance to expedite process. BOD approves a \$200 threshold which cannot be exceeded without prior approval. Any purchases less than \$200 are automatically approved by the BOD.

Bill says that he has researched NC laws that call for continuously running pool pumps during on-season. Our interpreted definition of “continuously” has been decided to mean “every day” but not necessarily 24hrs a day.

Financial Committee: George reported the May and June 2019 financial summaries. See attached for full details.

Bill proposed a motion for approval of the May and June 2019 Financials. Don motioned and Bill seconded and the motion passed unanimously.

Landscape Committee: Gail Morris read from the attached report. Pruning is currently being performed. Committee is continuing the process of selecting new landscaping vendor. Committee will include an evaluation and proposal for new vendor in next month’s report.

Social: Kate Shorten was not present. Bill commented that Kate will be leaving the community and a new Social Committee Chair is needed.

Unfinished Business

Update on Disposition of Sandman Lot (Bill): TOKB had a meeting June 17th, where the HOA BOD supported the sale of the TOKB Sandman Lot under specific conditions (HOA rights and access to our lot). TOKB will be doing an engineering report to determine development feasibility. TOKB says they will accept engineering report contractors’ bids this Fall. Minutes from the June 17th meeting can be found on the TOKB website at <http://www.townofkurebeach.org/council-minutes.aspx>, and the presentation can be viewed at <http://www.townofkurebeach.org/presentation-regarding-town-owned-property-sandman-from-june-17th-meeting.aspx>.

Hurricane Damage Needing Attention (Bill/Gene): One fence needing repair as previously stated (see ACC section).

Community Bulletin Board Website Referrals (Megan): No physical progress yet.

Remove dirt from D5 (Bill): Sand was removed from the basin and riprap that was at the bottom of the basin was moved to the banks of the basin. A heavy rainfall will be needed before it can be determined if additional work needs to be done.

Condition of Cabana Bathrooms (Bill/Cindy): Scott and Sylvia Garwicki have been approached to ask if they would like to position of cleaning the Cabana. The current cleaning person does not appear to be cleaning frequently enough. Bill will request response from Scott and Sylvia.

Don Morrow notes that the floor of the Cabana becomes very slippery when wet. Gene indicated that he has recently put a mat down to mitigate this.

Annual Meeting is scheduled for October 26 at 10:00 AM.

New Business

Pool Access: Discussion ensued regarding key card access to pool area and reports to the BOD on history of access. Currently no report is submitted nor reviewed. Without employing a police-type force, strict enforcement is impossible.

Should BOD Restrict/Rescind Common Area Privileges to Violators (Bill): We need to reiterate what the rules are to the homeowners before taking punitive action. Bill will send a letter. Lee Brennan suggests going over rules at the Annual Meeting and recording them in the Annual Meeting minutes. Discussion ensued about building things or replacing roofs without prior approval of the ACC. Bill clarified that this discussion is meant to pertain to violations only pertaining to the Common Areas. Discussion took place to clarify that there are no current rules to restrict long term parking in front of the tennis court, pool, and clubhouse.

Long Term Parking: Currently no rules prohibiting long term parking in front of the tennis court, pool, and clubhouse. Discussion ensued that maybe there should be. There is concern that people parking long term in the lot maybe a problem for the lawncare service people but they have not complained yet. There is concern that a precedent is being set by allowing long term parking to occur and if more people start to park long term it will be a problem. A motion is made and seconded to create a rule prohibiting overnight parking. Discussion ensued (safety hazard, double parked cars during weekend witnessed, unclear origin of parking purpose [overflow vs amenity access]). Motion carried 3 to 1 (Garrett). Sign will be erected stating Common Area use only and Beachwalk Residents and Guests only and Violators will be Towed at Owners Expense. Bill will arrange sign.

Weir on Ditch D1 (Mike/Bill): Invert of inlet is lower than the invert of the outlet (18"). Mike Gentile says the current situation causes the ditch to be full of water which saturates the banks and encourages erosion. Mike would like the installation of a weir to retain water in the ditch so that the majority of the ditch will be dry under normal conditions. During rainfall, water will overflow the weir and drain. Jim Craig says modifications cannot be made without going through the permitting process. Mike does not think we should go back to the same engineering contractor for this work (same contractor that redid the system). Bill will call NC DEQ and ask if this modification would be a "revision" or "modification" to our permit. Mike says if we cannot install the weir, the banks need to be armored to prevent erosion.

Readjust Pool Months and Hours (Jim): Jim Craig suggests shifting the open season for swimming from mid-May to mid-October. Early May is typically too cold for swimming and early October is nice weather that could be enjoyed by residents. Contract with pool maintenance contractor will need to be modified if a new schedule is implemented. Bill/Gene will research what increased cost would be to make this change this year as opposed to waiting until next year to make the change. Jim says a second issue is an increase in pool usage. He says he does not know many of the users (may be guests or trespassers). Jim says many of the users are "thrashing" the facilities. Jim suggests instituting Adult Only swimming hours (before 10 AM and after 6 PM). Gene suggests

having someone begin checking people in on a sporadic basis to put people on guard. Opinion expressed that restriction of hours is not favorable because everyone pays to use the amenity. Agreement expressed by Don that many unknown people are using the pool. First step is reviewing card access log. Mike says that Beachwalk used to police the pool area and ask to see access cards or ask them where they live and ask those to leave that cannot produce proof they are residents or guests. Bill will request key card report from Dave to see numbers being used for access instead of cards.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 6:14 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 (4 pages)
3. Landscape Committee Report (1 page)

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

- 1) The new 5 HP Main Pool Pump Motor with a 2 year warranty has been installed. Three weeks later the plastic pump backing plate which mounts the motor shattered. This could have been due to stress or vibration. A used replacement plate was found in the Chlorine Room and installed by the Maintenance Committee which avoided closing the pool over the 4th of July holiday. In addition we installed a wooden shim under the strainer basket to keep the weight of the motor centered on the support bracket.
- 2) The 2 deteriorated and rusted ceiling fans in the Cabana have been replaced with matching used outdoor rated fans purchased at the Habitat for Humanity Restore.
- 3) A new ½ HP Dolphin Pump Motor with a 1 year warranty has been installed. The licensed electrician will be inspecting all electrical changes followed by the County inspection to certify the work meets code.
- 4) Four signs to “Lower Umbrella Before Leaving” have been affixed to umbrella tables at the Pool as well as 2 signs at the South Fence Gate near the former Firehouse to not block the operation of the gates.
- 5) Four new LED light bulbs have been installed in the Pump Room ceiling fixtures.
- 6) In the Clubhouse the stained part of the ceiling has been painted, the ceiling fan blades were cleaned and the AC filter was replaced.
- 7) The Main Pool Pump Timer has been repaired with a new clock movement. The Maintenance Committee requests the BOD specify the on/off settings for the Timer.
- 8) The Maintenance Committee is also asking the BOD to provide us with a “per project” budget (not to exceed \$200) so we don’t have to request funding and wait for approval prior to each job. Project Scope and Justification will be included with receipts for reimbursement.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

Beachwalk

Homeowners Association Financial Summary Ending May 31st, 2019

	This Month	Year to Date	Budgeted
Income	\$9,560.69	\$65,034.85	\$61,200.00
Expenses	\$9,224.84	\$56,018.74	\$58,993.75

Checking Account Balance.....\$34,002.26

General Reserve Account.....\$40,656.69

Storm Water Reserve Account.....\$32,169.29

Member's Equity.....\$106,828.24

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

Cash Flow

Wednesday, May 1, 2019 to Friday, May 31, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Interest(Saving Acct) 106	\$2.69	0.0	\$13.85	0.0
Late Fee Income 101	\$10.00	0.1	\$93.00	0.1
Monthly Dues 100	\$9,548.00	99.9	\$64,928.00	99.8
Total Income	\$9,560.69	100.0	\$65,034.85	100.0
TOTAL INCOME	\$9,560.69	100.0	\$65,034.85	100.0
EXPENSES				
Expenses				
Bank Service Charge 316	\$0.00	0.0	\$12.00	0.0
Clubhse/Cabana Clean 311	\$0.00	0.0	\$100.00	0.2
Common Area Maint 502	\$0.00	0.0	\$977.70	1.5
Electricity 314	\$223.73	2.3	\$3,259.07	5.0
Flag Expense 301	\$0.00	0.0	\$147.39	0.2
Grounds Maintenance 310	\$7,208.27	75.4	\$31,290.27	48.1
Insurance 318	\$0.00	0.0	\$5,273.82	8.1
Legal & Accounting 317	\$0.00	0.0	\$3,046.25	4.7
Management Fees 300	\$750.00	7.8	\$3,750.00	5.8
Office Expense 306	\$0.00	0.0	\$937.29	1.4
Other Expense 305	\$0.00	0.0	\$31.94	0.0
Pest Control 307	\$35.00	0.4	\$280.00	0.4
Pool - Contract 312	\$0.00	0.0	\$2,622.00	4.0
Pool Chem & Supplies 313	\$0.00	0.0	\$343.45	0.5
Pool/Fountain Repairs 501	\$157.49	1.6	\$1,252.10	1.9
Social Expense 304	\$174.06	1.8	\$174.06	0.3
SWS Routine Maint 302	\$483.80	5.1	\$1,202.46	1.8
Telephone 309	\$60.00	0.6	\$300.00	0.5
Water,Sewer&Trash 315	\$132.49	1.4	\$947.14	1.5
Website Account	\$0.00	0.0	\$71.80	0.1
Total Expenses	\$9,224.84	96.5	\$56,018.74	86.1
TOTAL EXPENSES	\$9,224.84	96.5	\$56,018.74	86.1
NET INCOME (LOSS)	\$335.85	3.5	\$9,016.11	13.9
NET CASH FLOW	\$335.85	3.5	\$9,016.11	13.9

Beachwalk

Homeowners Association Financial Summary Ending June 30th, 2019

	This Month	Year to Date	Budgeted
Income	\$3,107.26	\$68,142.11	\$73,440.00
Expenses	\$5,319.51	\$61,338.25	\$70,792.50

Checking Account Balance.....\$31,787.75

General Reserve Account.....\$40,657.36

Storm Water Reserve Account.....\$32,170.88

Member's Equity.....\$104,615.99

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

Cash Flow

Saturday, June 1, 2019 to Sunday, June 30, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Interest(Saving Acct) 106	\$2.26	0.1	\$16.11	0.0
Late Fee Income 101	\$87.00	2.8	\$180.00	0.3
Monthly Dues 100	\$3,018.00	97.1	\$67,946.00	99.7
Total Income	\$3,107.26	100.0	\$68,142.11	100.0
TOTAL INCOME	\$3,107.26	100.0	\$68,142.11	100.0
EXPENSES				
Expenses				
Bank Service Charge 316	\$0.00	0.0	\$12.00	0.0
Clubhse/Cabana Clean 311	\$0.00	0.0	\$100.00	0.1
Common Area Maint 502	\$194.22	6.3	\$1,171.92	1.7
Electricity 314	\$828.84	26.7	\$4,087.91	6.0
Flag Expense 301	\$0.00	0.0	\$147.39	0.2
Grounds Maintenance 310	\$0.00	0.0	\$31,290.27	45.9
Insurance 318	\$0.00	0.0	\$5,273.82	7.7
Legal & Accounting 317	\$300.00	9.7	\$3,346.25	4.9
Management Fees 300	\$750.00	24.1	\$4,500.00	6.6
Office Expense 306	\$0.00	0.0	\$937.29	1.4
Other Expense 305	\$0.00	0.0	\$31.94	0.0
Pest Control 307	\$35.00	1.1	\$315.00	0.5
Pool - Contract 312	\$1,332.00	42.9	\$3,954.00	5.8
Pool Chem & Supplies 313	\$0.00	0.0	\$343.45	0.5
Pool/Fountain Repairs 501	\$1,140.39	36.7	\$2,392.49	3.5
Social Expense 304	\$0.00	0.0	\$174.06	0.3
SWS Routne Maint 302	\$241.90	7.8	\$1,444.36	2.1
Telephone 309	\$60.00	1.9	\$360.00	0.5
Water,Sewer&Trash 315	\$437.16	14.1	\$1,384.30	2.0
Website Account	\$0.00	0.0	\$71.80	0.1
Total Expenses	\$5,319.51	171.2	\$61,338.25	90.0
TOTAL EXPENSES	\$5,319.51	171.2	\$61,338.25	90.0
NET INCOME (LOSS)	(\$2,212.25)	71.2	\$6,803.86	10.0
NET CASH FLOW	(\$2,212.25)	71.2	\$6,803.86	10.0

Beachwalk BOD Meeting

July 16, 2019

Landscaping Committee Report

The pruning by Landscapes Unlimited is currently being performed.

The south entrance fountain bed was weeded and the plantings were top dressed with mulch. Soil was removed to prevent mulch from blowing into the fountain basin.

The board and the Landscaping Committee continue the process of selecting a new vender to provide landscaping services for the next three years (2020-2023).

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member