

Beachwalk BOD Meeting Minutes – September 17, 2019

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

Homeowners present: Gail Morris, Eugene Lisewski Jr., Silas Garrett, Tom Juska, Jim Craig, Lee Brennan, Elaine Porter, Mike Gentile, Dan Church, Rick Morton, Bonnie Dodd, Chuck Goff, Steven Errante, Sandy Errante, Bill Guyton, Scott Garwicki.

Cindy Snead from Network was present.

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

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

Committee Reports

Architectural Control Committee (ACC): Bill reported for the committee. Nothing to report.

Communications Committee: Megan Garrett reported for the committee. Rick Morton is in the process of revamping the website but currently it is functional during this transition. The new message boards all are functional and homeowners are using them. There is currently a message in the Lost & Found board about a lost drone.

Maintenance Committee: Gene Lisewski reported on activities of the committee. The pool was closed and furniture was stored in preparation for Hurricane Dorian. Pool was reopened the following Sunday (September 8th). Common Area damage resulting from the storm included missing Cabana shingles and separation of the west fence. The Maintenance Committee will address these issues. The South Gate Waterfall motor was repaired to prevent repeated tripping of the breaker. Various other repairs have been made in the past month including the repair of a rocking chair, pool umbrellas repaired/replaced, and re-posting of Tennis Court sign. Pool deck cracks have been observed and will be repaired. More details can be found in the attached report.

The BOD commends Gene and the Maintenance committee efforts.

Financial Committee: George Schierle reported the August 2019 financial summaries. See attached for full details. George points out that the Year to Date expenses are understated because landscaping payments will not hit until September.

Bill proposed a motion for approval of the August 2019 Financials. This was motioned and seconded and the motion passed unanimously.

Landscaping Committee: Gail Morris read from the attached report. Landscapes Unlimited is current with their turf applications. Landscaping Committee met with BOD last month about contract for next year's contractor. Response to LandCare counsel was also discussed. No further response has been received from LandCare.

Gail will need to resign from the Landscaping Committee, effective immediately, due to personal family circumstances.

BOD and other homeowners thanked Gail for her service.

Rick Morton presented a packet of correspondence between Landscapes Unlimited and Beachwalk about non-performance issues.

Cindy Snead remarked that debris cleanup typically requires an additional charge.

George notes that TOKB has sent out a message saying that storm debris will be picked up if put out by this Thursday (September 19th).

Social: No one has volunteered to be Chair of the Social Committee. We are in need of someone to chair this committee. There are various members of this committee that are still willing to help but a chair is needed to lead.

Unfinished Business

Update on Disposition of Sandman Lot (Dan/Bill): Awaiting stormwater analysis that TOKB is conducting. George reported that information he received from last night's TOKB meeting indicates they are looking at vendors to do this analysis. It looks like the analysis will start with the Sandman Lot. George also reported that a drainage system is planned for the firebreak along Settlers Lane, from the water tower (unrelated to the disposition of the Sandman Lot but a topic at the Town meeting).

Hurricane Damage Needing Attention (Bill/Gene): All previous issues from Hurricane Florence have been resolved. New issues have arisen due to Hurricane Dorian. A new list will need to be compiled.

Remove dirt from D5 (Bill): Bill and Jim Craig assessed D5 after the rainfall event. D5 is working. Eventually, some riprap will need to be rearranged on top of the pipe. Weeds will need to be addressed in this location by the contractor.

Rick asked why we have to notify Nick (contractor) about high vegetation versus his assessing the situation. It was noted that Nick is contracted to make monthly visits.

Re-establish Weir on Ditch D1 (Bill/Dan): Mike Gentile explained the history of this ditch (originally had a weir), and current erosion condition. Dan Church developed a drawing (attached) that shows the D1 ditch in relation to the drainage pipes from the TOKB drainage and our drainage system. Dan explained that when the Stormwater Committee was active and had discussed the design of the system with the Engineering firm, it was recommended not to install a weir. Dan showed that the pipe providing flow into this ditch (TOKB pipe) is lower than the drainage pipe draining the ditch. Dan noted that during heavy rainfall, the flow from the pipe is voluminous and any weir installed would need to be substantial to counter this high flow. Dan also pointed out that the water table is high and that the undercut (erosion) area just down-flow of the pipe would always be wet. Dan continued to explain that

during earlier design discussions, piping of this ditch was discussed but because flow is being forced uphill, sedimentation maintenance would be prohibitive. Dan noted that the state's mandate was to "clear the ditches". Installing a weir to impede flow would not be in line with this mandate. Mike reiterated that originally there was a weir and the standing water behind it was never a problem. Dan suggested that perhaps a natural sedimentation had created something like a weir at one time. Mike states that the TOKB installed the weir. Jim clarifies that the engineering company came up with the design and drawings and the state approved them; "we" didn't decide to remove the weir.

Jim continued to describe other alternatives that were discussed during the drainage system update including laying back the slopes and removing trees (within easement constraints).

Bill Guyton lives next to the ditch and asked if the ditch ever flows other than when it rains. Scott Garwicki noted that he has seen it flowing slowly. Bill Guyton says that his yard is eroding into the ditch. He agrees with Mike that the ditch used to be dry.

Dan says the only real solution is to raise the inflow pipe coming from the TOKB's property. Jim shows that you could fill in the ditch on an angle to keep the ditch dry (like a weir), but this was not an approved design because it would back the water up onto the TOKB property.

At this time, the BOD does not have enough information to allocate funds to explore the feasibility of drying this ditch. If more information is provided, the issue will be discussed further. It may be worthwhile to wait until the TOKB finishes their study on the neighboring property.

The BOD will send a letter to the TOKB to voice the concern (since it involves TOKB drainage pipe) and ask if we can meet with the engineer that will be doing the analysis of the neighboring property for the Town to explain the issue.

New Business

New neighbors are in attendance (Bonnie Dodd and Steven & Sandy Errante).
Welcome!

Untrimmed bushes and other non-performance of the landscaping contractor: Part-time resident, Chuck Goff, raises concerns about uneven bushes and vines. Chuck also notes leaning and dying trees near ditches. Gail noted that the bush/shrub issue was addressed with the landscaping company.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 6:00 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 (2 pages)
3. Landscape Committee Report (1 page)
4. Dan's drawing of Ditch D1 (1page)

**BEACHWALK BOD MEETING
SEPTEMBER 10, 2019
MAINTENANCE COMMITTEE REPORT**

- 1) As hurricane Dorian approached the Swimming Pool was closed and all of the pool and Clubhouse porch furniture was moved inside until the storm passed. The Pool was reopened on Sunday September 8th after Pool Professionals vacuumed and checked the chemical content.
- 2) Wind damage caused several ridge cap shingles on the Cabana to come off. Also a section of the West Fence separated. The Maintenance Committee will mend the fence and solicit quotes for the roof repair.
- 3) The South Gate Waterfall again began to regularly trip its circuit breaker. This consistently happened in the morning when the timer turned on. The Maintenance Committee determined the cause to be the starting capacitor for the motor and a new one was installed.
- 4) One Clubhouse rocking chair had an issue with a corroded bolt causing a leg to separate from the rocker. This was repaired and the paint on all of the porch chairs was touched up.
- 5) The lifting cords on two pool umbrellas were replaced and a broken rib on a third umbrella was repaired.
- 6) The sign on the Tennis Court was lying on the ground. It has been reattached to the fence.
- 7) Several cracks have appeared on the Swimming Pool deck near the west side ladders. The Maintenance Committee will fill these with a self-leveling polyurethane sealer to prevent further damage.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

Beachwalk

Homeowners Association Financial Summary Ending August 31st, 2019

	This Month	Year to Date	Budgeted
Income	\$11,258.33	\$101,853.77	\$97,920.00
Expenses	\$2,476.80	\$81,952.58	\$94,390.00

Checking Account Balance.....\$44,880.42

General Reserve Account.....\$40,658.74

Storm Water Reserve Account.....\$32,174.16

Member's Equity.....\$117,713.32

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

Cash Flow

Thursday, August 1, 2019 to Saturday, August 31, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Interest(Saving Acct) 106	\$2.33	0.0	\$20.77	0.0
Late Fee Income 101	\$20.00	0.2	\$220.00	0.2
Monthly Dues 100	\$11,236.00	99.8	\$101,613.00	99.8
Total Income	\$11,258.33	100.0	\$101,853.77	100.0
TOTAL INCOME	\$11,258.33	100.0	\$101,853.77	100.0
EXPENSES				
Expenses				
Bank Service Charge 316	\$0.00	0.0	\$12.00	0.0
Clubhouse Supplies 308	\$0.00	0.0	\$40.68	0.0
Clubhse/Cabana Clean 311	\$0.00	0.0	\$475.50	0.5
Common Area Maint 502	\$22.33	0.2	\$1,613.83	1.6
Electricity 314	\$838.34	7.4	\$5,758.91	5.7
Flag Expense 301	\$164.53	1.5	\$402.87	0.4
Grounds Maintenance 310	\$0.00	0.0	\$38,483.54	37.8
Insurance 318	\$0.00	0.0	\$5,273.82	5.2
Legal & Accounting 317	(\$1,345.00)	11.9	\$7,001.25	6.9
Management Fees 300	\$750.00	6.7	\$6,000.00	5.9
Office Expense 306	\$0.00	0.0	\$1,032.45	1.0
Other Expense 305	\$0.00	0.0	\$31.94	0.0
Pest Control 307	\$35.00	0.3	\$385.00	0.4
Pool - Contract 312	\$1,217.75	10.8	\$6,503.75	6.4
Pool Chem & Supplies 313	\$0.00	0.0	\$468.43	0.5
Pool/Fountain Repairs 501	\$4.50	0.0	\$2,841.73	2.8
Social Expense 304	\$0.00	0.0	\$262.97	0.3
SWS Routine Maint 302	\$0.00	0.0	\$1,928.16	1.9
Telephone 309	\$60.00	0.5	\$480.00	0.5
Water,Sewer&Trash 315	\$729.35	6.5	\$2,883.95	2.8
Website Account	\$0.00	0.0	\$71.80	0.1
Total Expenses	\$2,476.80	22.0	\$81,952.58	80.5
TOTAL EXPENSES	\$2,476.80	22.0	\$81,952.58	80.5
NET INCOME (LOSS)	\$8,781.53	78.0	\$19,901.19	19.5
NET CASH FLOW	\$8,781.53	78.0	\$19,901.19	19.5

Beachwalk BOD Meeting

September 17, 2019

Landscaping Committee Report

Landscapes Unlimited returned to perform the pruning of the shrubs that were missed as well as the pruning on the rear and lower sections of shrubs. General Pruning is scheduled for this month.

The Landscaping Committee has confirmed that Landscapes Unlimited is current with their Turf Applications.

Last month the board met with the Landscaping Committee to review the three landscaping vendors who would potentially service Beachwalk for the next three years. Also discussed was our position and the response to be sent to Mr. Ballard, Vice President and General Counsel at LandCare. The board sent Mr. Ballard their response on August 31st. They are waiting to hear back from him.

Bill Bryan informed the owner of Landscapes Unlimited that Rick Morton will be the communications contact for Beachwalk. Rick also brought up several outstanding issues and services that need to be performed by the current landscaping company.

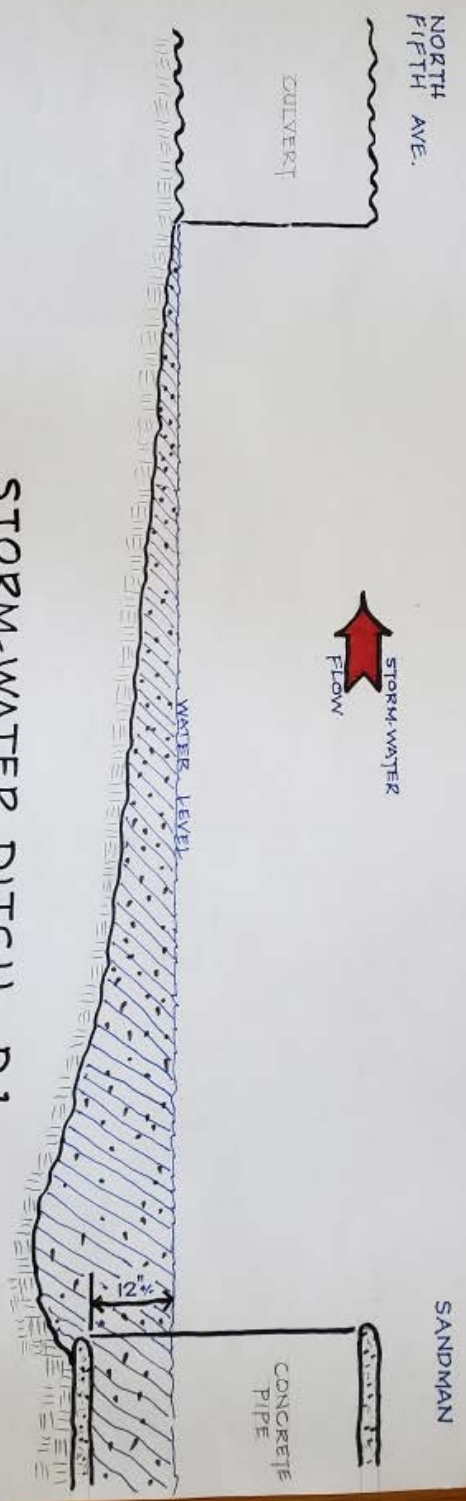
Gail Morris informed the board that an issue with a family member was brought to her attention yesterday evening that will require much time and energy. She must immediately resign from the Landscaping Committee.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member

STORM-WATER DITCH D-1
PROFILE



BEACHWALK
D. CHURCH 9-2019