

Beachwalk BOD Meeting Minutes – October 15, 2019

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

Homeowners present: Gail Morris, Eugene Lisewski Jr., Tom Juska, Lee Brennan, Rick Morton, Bill Mahon.

Cindy Snead from Network was not present.

Bill Bryan called the meeting to order at 5:03 PM at the Beachwalk Clubhouse.

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

Committee Reports

Architectural Control Committee (ACC): Tom Juska reported for the committee. A few things were submitted to and approved by the Committee over the last month including adding palm trees, painting shutters, adding a side enclosure, and replacing roof shingles. Details can be found in the attached report.

The roll-off dumpster has been in the driveway of the home on 518 Surf for quite a while and no one has asked for permission from the BOD. The BOD will send a letter to the homeowners asking how long the dumpster will be there and let them know they need permission.

Communications Committee: Megan Garrett and Rick Morton reported that there is little to report this month. Owners looking for the website message boards can find them by going to the Residents menu and then to Your Voice (not Your Voice Form, just Your Voice). Once you click on a particular message board ("Contractors", "Events and Activities", and "Lost & Found"), you can click on Options and subscribe by email if you would like to be emailed when these boards are posted to.

Maintenance Committee: Gene Lisewski reported on activities of the committee. Hurricane damage to the clubhouse roof and fence was repaired. Vegetation on SUNNY Point property needs to be cut back to prevent additional damage to the fence and allow for more repair. Pool was closed as of October 1st and pump settings were revised. Other repairs were performed by Committee members as described in the attached report. BOD will send a letter to SUNNY Point requesting the vegetation be cut back.

Financial Committee: Mike Wood reported the September 2019 financial summaries. See attached for full details.

A revised 2020 budget was set out to homeowners after revising some Operating expenses values.

Another revised 2020 budget will be sent out with additional information regarding installation costs for the Capital Improvement of the pool lift chair.

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

Landscaping Committee: Rick Morton read from the attached report. September's general pruning was delayed in finishing until October and the Committee is recommending delaying November's general pruning to December. Lawn mowing is now on winter schedule (every other week). Rick noted that an additional palm tree has died and the original plan of transplanting live palm trees to replace dead will need to be reconfigured. Yard-Nique has been asked for a quote for severe pruning of crepe myrtles for those on a previous severe pruning list. The new contract does not include severe pruning for crepe myrtles but does contain normal pruning for crepe myrtles.

The issue of adding palm trees to the side of the pool: Due to shortages in Landscape Committee members, this task will be tabled until next year. Various items need to be addressed prior to installing new trees including grinding old stumps and mapping buried pipes. This issue will be funded under Common Area Maintenance.

Rick will resign as Chairman of the Landscape Committee at the end of June 2020. This will allow 6 months of his oversight of the new contract.

Social: No one has volunteered to be chair yet. No refreshments will be provided at the Annual Meeting.

Unfinished Business

Weir Discussion: Lee asked if the BOD sent the letter to the TOKB as planned in last month's minutes. Bill says he has not but will write and send the letter.

Hurricane Damage Needing Attention (Gene): Various damage from the latest hurricane on private properties include downed fence, broken limb, severely leaning trees, etc. Lee suggests the BOD get some quotes for removal of damaged trees along ditches to give affected homeowners an option of paying for a service to correct this instead of handling it themselves. Mike Wood has volunteered to get this information.

New Business

Parking in Common Lots: Lee initiated discussion about recent rule to restrict overnight and long-term parking in the lot near the tennis court. This will be an item of discussion under New Business at the Annual Meeting.

Penalties for Breaking HOA Rules and Guidelines: Lee brought up that in the July Monthly Minutes, this topic was to be added to the Annual Meeting agenda. Bylaws restrict what we can impose as penalties and generally consists of restricting use of common elements. It was decided that this would not be an agenda item at the Annual Meeting.

Agenda and Ballot for Annual Meeting: Megan submitted an agenda and ballot for review of BOD. A few revisions were requested and a marked-up copy was created for digitizing. A motion was made to accept the agenda and ballot with revisions as discussed. The motion was seconded and passed.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 6:04 PM.

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

Approved by: Bill Bryan, President
Beachwalk HOA Board of Directors

Attachments:

1. Architectural Control Committee Report (1 page)
2. Maintenance Committee Report (1 page)
3. Financial Committee Report (2 pages)
4. Landscape Committee Report (1 page)

Beachwalk HOA Board of Directors Meeting October 15, 2019

Architectural Control Committee Report

Members:

Bill Bryan, ACC Liaison

Gene Lisewski

Tom Juska

Update of committee activity:

Jeff and Tracy Mitchell, 218 5th Avenue

23 Sept 2019

A request was received to plant palm trees and fresh paint shutters.

27 Sept 2019

Committee approved.

James and Barbara Gutman, 213 Settlers Lane

7 October 2019

A request was received to add a new roof.

9 October 2019

After clarification of the shingle color, the committee approved.

Sandra and Steve Errante, 138 Settlers Lane

12 October 2019

A request was received to place enclosures for waste bins and a shower on the north side of the garage.

13 October 2019

Committee approved

**BEACHWALK BOD MEETING
OCTOBER 15, 2019
MAINTENANCE COMMITTEE REPORT**

- 1) The hurricane damaged roofs on the Clubhouse and Cabana were repaired by Mark House of House FX, a general contractor. His work was prompt, reasonable, and well done. We recommend this company if the need arises in the future.
- 2) The Maintenance Committee repaired the major damage to the Clubhouse fencing, however this remains a “work in progress” as tree and brush growth needs to be severely cut back by Sunny Point to facilitate further repairs. We request the board contact them to perform this task.
- 3) The Swimming Pool was closed on October 1st, and all the deck furniture was secured inside the Cabana by Pool Professionals. Maintenance has adjusted the filter/pump timers to run 6 hours per day.
- 4) The Clubhouse porch ceiling sustained minor damage from hurricane Dorian. We secured the loose ceiling panels with aluminum screws.
- 5) Other minor repairs over the past month include: replacement of the broken exterior door handle on the Clubhouse sliding door; repair of one pool umbrella stem; repair of one porch rocking chair seat; repair of the loose hour hand on the outdoor pool clock; and installation of one new light bulb at the North Gate.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

Beachwalk

Homeowners Association Financial Summary Ending September 30th, 2019

	This Month	Year to Date	Budgeted
Income	\$5,664.26	\$107,518.03	\$110,160.00
Expenses	\$18,776.91	\$100,729.49	\$106,188.75

Checking Account Balance.....\$31,765.51

General Reserve Account.....\$40,659.41

Storm Water Reserve Account.....\$32,175.75

Member's Equity.....\$104,600.67

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

Cash Flow

Sunday, September 1, 2019 to Monday, September 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	0.0	\$23.03	0.0
Late Fee Income 101	\$50.00	0.9	\$270.00	0.3
Monthly Dues 100	\$5,612.00	99.1	\$107,225.00	99.7
Total Income	\$5,664.26	100.0	\$107,518.03	100.0
TOTAL INCOME	\$5,664.26	100.0	\$107,518.03	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	0.4
Common Area Maint 502	\$81.99	1.4	\$1,695.82	1.6
Electricity 314	\$802.79	14.2	\$6,561.70	6.1
Flag Expense 301	\$0.00	0.0	\$402.87	0.4
Grounds Maintenance 310	\$14,386.54	254.0	\$52,870.08	49.2
Insurance 318	\$0.00	0.0	\$5,273.82	4.9
Legal & Accounting 317	\$0.00	0.0	\$7,001.25	6.5
Management Fees 300	\$750.00	13.2	\$6,750.00	6.3
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	0.6	\$420.00	0.4
Pool - Contract 312	\$1,332.00	23.5	\$7,835.75	7.3
Pool Chem & Supplies 313	\$0.00	0.0	\$468.43	0.4
Pool/Fountain Repairs 501	\$31.25	0.6	\$2,872.98	2.7
Social Expense 304	\$0.00	0.0	\$262.97	0.2
StormWaterSys Repair 700	\$230.00	4.1	\$230.00	0.2
SWS Routine Maint 302	\$241.90	4.3	\$2,170.06	2.0
Telephone 309	\$60.00	1.1	\$540.00	0.5
Water,Sewer&Trash 315	\$825.44	14.6	\$3,709.39	3.5
Website Account	\$0.00	0.0	\$71.80	0.1
Total Expenses	\$18,776.91	331.5	\$100,729.49	93.7
TOTAL EXPENSES	\$18,776.91	331.5	\$100,729.49	93.7
NET INCOME (LOSS)	(\$13,112.65)	231.5	\$6,788.54	6.3
NET CASH FLOW	(\$13,112.65)	231.5	\$6,788.54	6.3

Beachwalk BOD Meeting
October 15, 2019
Landscaping Committee Report

Landscapes Unlimited (LU)

- September's general pruning was completed last Thursday, October 10th. Next general pruning is scheduled for November. Being that September's general pruning was not completed until October, recommend that November's general pruning be moved forward to December.
- Effective October 16, 2019 through March 14, 2020, mowing of all homeowner's lots will be mowed on a bi-weekly basis (Fall/Winter Schedule).
- Fall plantings: Plantings are schedule for delivery to LU next week, October 21st. Most nursery fall annuals are not ready or at below standards. Installation of fall plantings is schedule to be completed by October 31st.
- Stump grinding/Dead Palm Tree Removal/Palm Tree Transplant/Shrub Installation Update: I notice this past weekend that we lost another Palm Tree in front of the swimming pool. I notified LU of this issue. Meeting with LU later this month discuss alternate landscaping option(s). Pushing to get this completed by October 31st.
- Turf Management Program Application 6: Pre- & Post-Emergent Herbicides + Weed Control is scheduled to be applied in November.

Yard-Nique (YN): I have asked YN to provide BW HOA with a quote on how much it would cost to severely prune Crepe Myrtle trees on the five properties in question. This quote will be provide later this week. Once I receive the quote, I will forward it to the BOD.

Rick Morton, Chairman