

Beachwalk BOD Meeting Minutes – December 10, 2019

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

Homeowners present: Gail Morris, Eugene Lisewski Jr., Lee Brennan, Patricia Boland, Scott Garwicki, Margaret Duffrin, Hans Sjoquist, Ylva Sjoquist

Cindy Snead from Network was present.

Bill Bryan called the meeting to order at 5:02 PM at the Beachwalk Clubhouse.

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

Committee Reports

Architectural Control Committee (ACC): Lee Brennan reported for the committee as the new chair. Many new roofs were approved as well as some landscaping items, hurricane shutters, and lighting.

Communications Committee: Megan Garrett reported for the committee. Updates have been made to roofing contractors list as requested by Lee Brennan.

Maintenance Committee: Gene Lisewski reported for the Committee. Highlights include: Many lights and light fixtures were replaced. Cracks in the pool deck have been caulked. The spa pool is losing water but not at a rate higher than would raise the need to fix versus adding water when needed. Gene reported that an algae bloom in the fountain was quickly addressed by the pool company. Further details can be found in the attached report.

Cindy reports that the TOKB Fire Department did an inspection and everything passed.

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

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

Landscaping Committee: Gail Morris read from the attached report, stating the services recently completed. Next week will be the last week for Landscapes Unlimited to service Beachwalk. YardNique will begin in January. Contract with YardNique will be posted to the website. There is a meeting to sign the contract this Thursday.

Social: No one has volunteered to be chair yet. Scott and Sylvia Garwiki have decorated the Cluhouse for the winter holidays. Lights on Christmas Tree do not light. Scott recommends that the tree be replaced.

Unfinished Business

Hurricane Damage Needing Attention (Gene): Homeowner's fence and porch railing is falling apart and has not been addressed. Bill will call the homeowner to check on the issue.

New Business

Updating of Clubhouse: An email was sent to the BOD requesting that the Clubhouse be updated as it has been many years since carpet and furnishings were updated and replaced. Carpet is stained and upholstered chairs (4 chairs) are worn. Counter stools are large and cumbersome. Lee asks about reupholstering versus replacement. Discussion ensued and it seemed like the consensus was that it may be more cost effective to replace. Margaret to look into cost to replace carpet with carpet/hardwood after the new year. Many items may be considered maintenance but a larger effort would be considered a capital improvement. Cindy says the carpet is professionally cleaned about once a year.

This item will be carried over to Unfinished Business at the January meeting.

Vegetation in MOTSU Fire Lane: George and Gene met with MOTSU representatives to discuss the vegetation that is causing damage to the fence surrounding the HOA border. George will follow up if nothing is done before the end of December.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 5:33 PM.

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

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

Attachments:

1. Architectural Committee Report (2 pages)
2. Maintenance Committee Report (1 page)
3. Financial Committee Report (6 pages)
4. Landscape Committee Report (1 page)

Beachwalk HOA Board of Directors Meeting December 10, 2019

Architectural Control Committee Report

Members: Lee Brennan, Chairman

Bill Bryan, ACC Liaison

Gene Lisewski

Tom Juska

Update of committee activity:

Mary Jo Wrynn – 308 Settlers Lane

10-15-19 We received request to install new roof.

11-9-19 Approved.

Chuck Goff – Bonnie Dodd – 505A & 505B Shell Drive

11-5-19 We received request to install new roof.

11-11-19 Committee approved.

Steven Errante – 138 Settlers Lane

11-10-19 We received request add trees.

11-11-19 Committee approved.

John Reilly – Yates Parker – 513A & 513B Shell Drive

11-18-19 We received request to install new roof.

11-19-19 Committee approved.

Jeff & Lisa Leppo – 309 Settlers Lane

11-26-19 We received request to install Hurricane Shutters

11-29-19 Committee approved.

Laura & Kevin Sommer – 125 N. 5th Avenue

11-29-19 We received request to install new roof.

11-30-19 Committee approved.

Sheri Baker – 201 N. 5th Avenue

12-1-19 We received request to install new roof and add spot lights.

12-2-19 Committee approved.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lee".

Lee Brennan, Chairman

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

- 1) Of the 24 fluorescent pool deck lights only 10 were working. Fourteen bulbs were burned out and four fixtures had defective ballasts. We replaced all 24 light bulbs and installed 4 new light fixtures. There are also 2 new spare fixtures, lenses, and a box of light bulbs stored in the Chlorine Room.
- 2) The Major cracks in the Pool Deck and Clubhouse/Pool walkway have been caulked with self-leveling polyurethane sealer. This will prevent further damage when the weather gets colder.
- 3) The timer installed on the Spa Pool motor in July needed the dial refastened to the hub. This sometimes happens as there is a lot of torque involved in rotating the on/off trippers. The best solution was to use 2-part epoxy cement to accomplish this.
- 4) The Dolphin Fountain experienced a substantial algae bloom last month. One email to Pool Professionals and the problem was rectified the very next day.
- 5) The Spa Pool continues to lose water from an unknown source. We have been refilling it to the proper level twice weekly. At some point we should get an estimate to find the source of the leak and repair it. Right now it is less costly to add water when needed.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

BEACHWALK
Homeowners Association
Financial Summary
Ending Oct 31, 2019

	Year to Date	Budgeted
Income	\$130,582.00	\$122,400.00
Expenses	\$111,462.92	\$122,320.83

Checking Account Balance.....\$40,689.08

General Reserve Account.....\$42,360.12

Storm Water Reserve Account.....\$34,177.45

Member's Equity.....\$117,226.65

This information has been transferred from Network Realty Reports

Cash Basis

Balance Sheet

Thursday, October 31, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

Checking Bank Account	\$40,689.08
Reserve Bank Account	\$42,360.12
Stormwtr Assessment Resrv	\$34,177.45

Total Current Assets \$117,226.65

TOTAL ASSETS \$117,226.65

EQUITY

Current Year Earnings	\$19,414.52
Retained Earnings	\$97,812.13

TOTAL EQUITY \$117,226.65

TOTAL LIABILITIES AND EQUITY \$117,226.65

Cash Flow

Tuesday, October 1, 2019 to Thursday, October 31, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Interest(Saving Acct) 106	\$2.41	0.0	\$25.44	0.0
Late Fee Income 101	\$0.00	0.0	\$270.00	0.2
Monthly Dues 100	\$23,357.00	100.0	\$130,582.00	99.8
Total Income	\$23,359.41	100.0	\$130,877.44	100.0
TOTAL INCOME	\$23,359.41	100.0	\$130,877.44	100.0
EXPENSES				
Expenses				
Bank Service Charge 316	\$0.00	0.0	\$12.00	0.0
Clubhouse Supplies 308	\$66.44	0.3	\$107.12	0.1
Clubhse/Cabana Clean 311	\$500.00	2.1	\$975.50	0.7
Common Area Maint 502	\$352.95	1.5	\$2,048.77	1.6
Electricity 314	\$643.31	2.8	\$7,205.01	5.5
Flag Expense 301	\$0.00	0.0	\$402.87	0.3
Grounds Maintenance 310	\$7,193.27	30.8	\$60,063.35	45.9
Insurance 318	\$0.00	0.0	\$5,273.82	4.0
Legal & Accounting 317	\$0.00	0.0	\$7,001.25	5.3
Management Fees 300	\$750.00	3.2	\$7,500.00	5.7
Office Expense 306	\$128.24	0.5	\$1,160.69	0.9
Other Expense 305	\$0.00	0.0	\$31.94	0.0
Pest Control 307	\$35.00	0.1	\$455.00	0.3
Pool - Contract 312	\$0.00	0.0	\$7,835.75	6.0
Pool Chem & Supplies 313	\$0.00	0.0	\$468.43	0.4
Pool/Fountain Repairs 501	\$10.65	0.0	\$2,883.63	2.2
Social Expense 304	\$0.00	0.0	\$262.97	0.2
StormWaterSys Repair 700	\$0.00	0.0	\$230.00	0.2
SWS Routne Maint 302	\$241.90	1.0	\$2,411.96	1.8
Telephone 309	\$60.00	0.3	\$600.00	0.5
Water,Sewer&Trash 315	\$751.67	3.2	\$4,461.06	3.4
Website Account	\$0.00	0.0	\$71.80	0.1
Total Expenses	\$10,733.43	45.9	\$111,462.92	85.2
TOTAL EXPENSES	\$10,733.43	45.9	\$111,462.92	85.2
NET INCOME (LOSS)	\$12,625.98	54.1	\$19,414.52	14.8
NET CASH FLOW	\$12,625.98	54.1	\$19,414.52	14.8

BEACHWALK
Homeowners Association
Financial Summary
Ending Nov 30, 2019

	Year to Date	Budgeted
Income	\$138,227.83	\$122,400.00
Expenses	\$120,915.88	\$122,320.83
Checking Account Balance.....	\$38,584.12	
General Reserve Account.....	\$42,360.82	
Storm Water Reserve Account.....	\$34,179.14	
Member's Equity.....	\$115,124.08	

This information has been transferred from Network Realty Reports

Cash Basis

Balance Sheet

Saturday, November 30, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

Checking Bank Account

\$38,584.12

Reserve Bank Account

\$42,360.82

Stormwtr Assessment Resrv

\$34,179.14

Total Current Assets

\$115,124.08

TOTAL ASSETS

\$115,124.08

EQUITY

Current Year Earnings

\$17,311.95

Retained Earnings

\$97,812.13

TOTAL EQUITY

\$115,124.08

TOTAL LIABILITIES AND EQUITY

\$115,124.08

Cash Flow

Friday, November 1, 2019 to Saturday, November 30, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

	Current	Percent	Year To Date	Percent
INCOME				
Income				
Interest(Saving Acct) 106	\$2.39	0.0	\$27.83	0.0
Late Fee Income 101	\$0.00	0.0	\$270.00	0.2
Monthly Dues 100	\$7,348.00	100.0	\$137,930.00	99.8
Total Income	\$7,350.39	100.0	\$138,227.83	100.0
TOTAL INCOME	\$7,350.39	100.0	\$138,227.83	100.0
EXPENSES				
Expenses				
Bank Service Charge 316	\$83.65	1.1	\$95.65	0.1
Clubhouse Supplies 308	\$0.00	0.0	\$107.12	0.1
Clubhse/Cabana Clean 311	\$0.00	0.0	\$975.50	0.7
Common Area Maint 502	\$0.00	0.0	\$2,048.77	1.5
Electricity 314	\$669.90	9.1	\$7,874.91	5.7
Flag Expense 301	\$0.00	0.0	\$402.87	0.3
Grounds Maintenance 310	\$7,193.27	97.9	\$67,256.62	48.7
Insurance 318	\$0.00	0.0	\$5,273.82	3.8
Legal & Accounting 317	\$0.00	0.0	\$7,001.25	5.1
Management Fees 300	\$750.00	10.2	\$8,250.00	6.0
Meeting Expense 303	\$35.28	0.5	\$35.28	0.0
Office Expense 306	\$0.00	0.0	\$1,160.69	0.8
Other Expense 305	\$0.00	0.0	\$31.94	0.0
Pest Control 307	\$35.00	0.5	\$490.00	0.4
Pool - Contract 312	\$0.00	0.0	\$7,835.75	5.7
Pool Chem & Supplies 313	\$0.00	0.0	\$468.43	0.3
Pool/Fountain Repairs 501	\$145.05	2.0	\$3,028.68	2.2
Social Expense 304	\$0.00	0.0	\$262.97	0.2
StormWaterSys Repair 700	\$0.00	0.0	\$230.00	0.2
SWS Routne Maint 302	\$241.90	3.3	\$2,653.86	1.9
Telephone 309	\$60.00	0.8	\$660.00	0.5
Water,Sewer&Trash 315	\$238.91	3.3	\$4,699.97	3.4
Website Account	\$0.00	0.0	\$71.80	0.1
Total Expenses	\$9,452.96	128.6	\$120,915.88	87.5
TOTAL EXPENSES	\$9,452.96	128.6	\$120,915.88	87.5
NET INCOME (LOSS)	(\$2,102.57)	28.6	\$17,311.95	12.5
NET CASH FLOW	(\$2,102.57)	28.6	\$17,311.95	12.5

Beachwalk BOD Meeting
December 10, 2019
Landscaping Committee Report

Landscapes Unlimited (LU)

- Being that September's general pruning was not completed until October, November's general pruning was moved forward to December. General pruning has been completed.
- Fall plantings have been installed.
- Turf Management Program Application 6: Pre- & Post-Emergent Herbicides + Weed Control were applied in November.
- The week of 15-21 December will be LU last week to perform services for Beachwalk.

Yard-Nique (YN): The Beachwalk and Yard-Nique Landscaping Contract will be signed by both parties on 12/12/19. Contract goes into effect on January 1, 2020. Contract is effective for three-calendar years (2020 - 2022).

Rick Morton

Rick Morton, Chairman Landscaping Committee