### Beachwalk BOD Meeting Minutes – January 23, 2020

Board members present: Bill Bryan, Megan Garrett, George Schierle, and Mike Wood Homeowners present: Lee Brennan, Dan Church, Jim Craig, Scott Garwicki, Pat Boland Cindy Snead from Network was not present.

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

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

### Committee Reports

Architectural Control Committee (ACC): Lee Brennan reported for the committee. A new roof was replaced in the community. Work had started without notice to the ACC. As a result, Cindy sent out a reminder of the need to submit a request when replacing a roof. Lee asked Megan Garrett where the Approved Roof list is on the website. At the time of the meeting, it was under the ACC dropdown on the Committees page. Immediately following the meeting, Lee and Megan worked together to put the file on the Committees page (not within a dropdown).

Communications Committee: Megan Garrett reported for the committee. Nothing of significance to report, just routine monthly website updates and contact form responses.

Lee asked that Megan look at the Financials page and ensure files are posted appropriate to the file title (ex: October file name includes financial to end of October).

Megan to check with Rick Morton to confirm landscaping contract has been posted to the website.

Maintenance Committee: Gene Lisewski was not in attendance but submitted a report ahead of the meeting (attached). This report was read aloud by Bill Bryan. See attached for details.

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

Bill expressed his thanks for the work those on the Financial Committee and especially those on the Maintenance Committee have done to save money and be fiscally responsible this past year.

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

Landscaping Committee: A report for the Landscaping Committee was submitted prior to the meeting (attached). Bill read this report aloud. See attached for details.

Social: No one has volunteered to be chair yet. Volunteers are welcome.

### <u>Unfinished Business</u>

Hurricane Damage Needing Attention (Gene): Homeowner's fence has been taken down. He has communicated that a new fence will be erected as his funds permit. Discussion ensued regarding ability of the BOD to require the fence be put back up within a specific time limit. The majority of the BOD believes this cannot be enforced; however other voices present felt that this is something that should be stipulated to the homeowner. BOD action is to wait and observe homeowner's actions.

ACC approval is necessary for fence construction differing from original design.

MOTSU Removal of Vegetation on Fence (George): George spoke with MOTSU DPW and they admitted they are responsible for maintaining the firebreak. George followed up with an email on 15 December 2019 to ask on the status. It was expressed that maintenance would be done by the end of January however, no progress has been observed. Discussion on trying to get MOTSU to remediate the fence itself will be delayed until we see what they do with the vegetation removal.

Letter to TOKB about D1: Lee asks if the letter indicated in the October 2019 minutes was sent. It was sent on 22 October 2019.

### **New Business**

Insurance Scheduled to Renew in April 2020: Cindy (Network Realty) sent information about the renewing policy to the BOD, however it is unclear from what was provided what the new premium will be. Bill is going to have Cindy send us new quotes for April.

Stormwater System (Geese): Jim Craig raised the issue that soon it will be the season when geese become a problem for the system (nutrients create algae). Jim says that Nick (current contractor that maintains our system) has material that can be spread on the grass that deters them. The timeframe for this application must be when the geese first arrive in order to deter them. Jim will get a quote from Nick for this and also get more information on the product that he typically uses.

Yard-Nique: Yard-Nique staff will be introduced at next month's meeting.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 5:44 PM.

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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 (1 page)
- 2. Maintenance Committee Report (1 page)
- 3. Financial Committee Report (5 pages)
- 4. Landscape Committee Report (1 page)

### Beachwalk HOA Board of Directors Meeting January 21, 2020

### **Architectural Control Committee Report**

Members: Lee Brennan, Chairman

Bill Bryan, ACC Liaison

Gene Lisewski

Tom Juska

### Update of committee activity:

Grey Goodwin – 501 N. 5<sup>th</sup> Avenue – New Roof

12-31-19 We received request to install <u>new roof</u> (after Gene and I heard

work was already underway). Original color was rejected and approval of second choice was given same day after consulting

with Bill.

Respectfully submitted,

Lee Brennan, Chairman

## BEACHWALK BOD MEETING JANUARY 21, 2020 MAINTENANCE COMMITTEE REPORT

- 1) We continue to have issues with the Swimming Pool light bulbs and fixtures. Four lights have failed in the past few months. At least two are due to defective ballasts. Since these fixtures are discontinued and while we can still find them, we have ordered six replacement fixtures.
- 2) We thank George Schierle for following up with Sunny Point to have our border fence cleared of overgrown vegetation. Once this is accomplished we will commence much needed repairs on the West fence and posts.
- 3) We have been following up with the Town to coordinate paving of our poolside parking with the paving by the Town of Settlers Lane. They expect to have a decision on a contractor by the end of the month. At that time we will request a quote for our scope of the project.
- 4) The Beachwalk sign light on the left wall at the North Gate is out. We will be checking the bulb and fixture to repair the problem.
- 5) If the temperature falls below freezing for an extended period of time, both fountains will be run continuously, without interruption, to avoid equipment damage caused by freezing.

Eugene Lisewski, Jr. Chairman, Maintenance Committee

## Financial Summary

Month Ending December 2019

Month

Year to Date

Budgeted

Income

\$13,020.46

\$151,248.29

\$146,880.00

Expenses

\$9,352.32

\$130,268.20

\$146,880.00

**Checking Account Balance** 

\$42,249.80

**General Reserve Account** 

\$42,361.54

Storm Water Reserve Account

\$34,180.88

**IMembers Equity** 

\$118,792.221

## **Balance Sheet**

Tuesday, December 31, 2019

#### Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

**ASSETS** 

Current Assets

Checking Bank Account\$42,249.80Reserve Bank Account\$42,361.54Stormwtr Assessment Resrv\$34,180.88

Total Current Assets

\$118,792.22

TOTAL ASSETS

\$118,792.22

**EQUITY** 

Current Year Earnings \$20,980.09 Retained Earnings \$97,812.13

TOTAL EQUITY

\$118,792.22

TOTAL LIABILITIES AND EQUITY

\$118,792.22

## Cash Flow Sunday, December 1, 2019 to Tuesday, December 31, 2019

### Beachwalk HOA

### Cash Accounting Year Starts January 1, 2019

		Current	Percent	Year To Date	Percent
7.70			_		***************************************
INCOME					
Income		00.46			
Interest(Saving Acct) 106		\$2.46	0.0	\$30.29	0.0
Late Fee Income 101		\$50.00	0.4	\$320.00	0.2
Monthly Dues 100		\$12,968.00	99.6	\$150,898.00	99.8
	Total Income	\$13,020.46	100.0	\$151,248.29	100.0
	TOTAL INCOME	\$13,020.46	100.0	\$151,248.29	100.0
EXPENSES					
Expenses					
Bank Service Charge 316		\$0.00	0.0	\$95.65	0.1
Clubhouse Supplies 308		\$40.82	0.3	\$147.94	0.1
Clubhse/Cabana Clean 311		\$0.00	0.0	\$975.50	0.6
Common Area Maint 502		\$45.00	0.3	\$2,093.77	1.4
Electricity 314		\$513.89	3.9	\$8,388.80	5.5
Flag Expense 301		\$0.00	0.0	\$402.87	0.3
Grounds Maintenance 310		\$7,193.27	55.2	\$74,449.89	49.2
Insurance 318		\$0.00	0.0	\$5,273.82	3.5
Legal & Accounting 317		\$0.00	0.0	\$7,001.25	4.6
Management Fees 300		\$750.00	5.8	\$9,000.00	6.0
Meeting Expense 303		\$0.00	0.0	\$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	0.3	\$525.00	0.3
Pool - Contract 312		\$0.00	0.0	\$7,835.75	5.2
Pool Chem & Supplies 313		\$0.00	0.0	\$468.43	0.3
Pool/Fountain Repairs 501		\$0.00	0.0	\$3,028.68	2.0
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	1.9	\$2,895.76	1.9
Telephone 309		\$61.00	0.5	\$721.00	0.5
Water, Sewer & Trash 315		\$471.44	3.6	\$5,171.41	3.4
Website Account		\$0.00	0.0	\$71.80	0.0
	Total Expenses	\$9,352.32	71.8	\$130,268.20	86.1
	TOTAL EXPENSES	\$9,352.32	71.8	\$130,268.20	86.1
	NET INCOME (LOSS)	\$3,668.14	28.2	\$20,980.09	13.9
	NET CASH FLOW	\$3,668.14	28.2	\$20,980.09	13.9

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230.00		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	VTD	Budgeted	Variance
1,700.00   1,700.00   1,700.00   1,700.00   1,700.00   1,700.00   1,700.00   1,700.00   1,700.00   1,700.00   2,000.00	Storms Water System Project 700 Storm Water System Expenses									230.00	-			230.00		100 020)
O General Reserves O Stromwater Reserves - 1,700,00 - 1,700,00 - 1,700,00 - 1,700,00 - 2,000,00 - 2	Sapital Improvements 701 Chlorine Feeders			802.50	240.75		3	•	-		and the second s		4	1,043.25	1,500.00	456.75
80 9,224.84 5,319.51 18,137.53 2,476.80 18,776.91 10,733.43 9,452.96 9,352.32 130,763.01 146,786.00	Accervos 1020 General Reservos 1030 Stormwater Reserves		1.1							1.7	1,700.00 2,000.00 Note 2	1.1		1,700.00	2,000.00	
	Total Monthly Expenses	10,935.96	6,537,94	6,805.20	22,513.80	9,224,84	5,319.51	18,137.53	2,476.80	18,776.91	10,733.43	9.452.96	9.352.32	130 268 20 8	146 785,00	16 416 80

General Notes: Budgeted amounts are determine by dividing the annual budget amount by 12 and multiplying by the number of months into the budget year.

Notes: Note 1: Moved \$1656.35 to both Reserve and Stormwater Reserve for a total of \$9.312.90 to bing checking be bin line with the \$25,000 polloy. Note 2: As per budget, moved \$1700.00 from checking to General Reserves and \$2000.00 to Stromwater Reserves.

# Beachwalk BOD Meeting January 23, 2020 Landscaping Committee Report

### Yard-Nique (YN)

- The Beachwalk Contract with Yard-Nique was signed on 12/12/19. This Contract went into effect on January 1, 2020 and will continue through December of 2022. With the exception of a few minor changes, this Contract is identical with the one signed with the previous vendor.
- The Landscaping Committee met with Yard-Nique on January 10, 2020 to discuss servicing Beachwalk.
- Ornamental grasses are being cut this month.
- Severe pruning is scheduled for February.