

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.

Unfinished Business

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.

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. 5th Avenue – New Roof

12-31-19 We received request to install new roof (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,

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

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	
Members Equity		\$118,792.22	

Balance Sheet

Tuesday, December 31, 2019

Beachwalk HOA

Cash Accounting Year Starts January 1, 2019

ASSETS

Current Assets

Checking Bank Account	\$42,249.80
Reserve Bank Account	\$42,361.54
Stormwtr 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
INCOME				
Income				
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

Beach Walk Financials January 2019 thru December 2019

Banking

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2019 Ending Bal
1010 Checking Account													
Beginning Balance	34,312.90	41,099.94	34,865.10	33,261.90	33,669.10	34,002.26	31,787.75	36,101.22	44,880.42	31,765.51	40,689.08	38,584.12	
Ending Balance	41,099.94	34,865.10	33,261.90	33,669.10	34,002.26	31,787.75	36,101.22	44,880.42	31,765.51	40,689.08	38,584.12	42,249.80	
Net Change	6,787.04	(6,234.84)	(1,603.20)	407.20	333.16	(2,214.51)	4,313.47	8,779.20	(13,114.91)	8,923.57	(2,104.96)	3,665.68	
1020 Reserve Savings													
Beginning Balance	35,994.06	35,995.28	40,651.92	40,654.30	40,655.64	40,656.69	40,657.36	40,658.05	40,658.74	40,659.41	42,360.12	43,360.82	
Ending Balance	35,995.28	40,652.92	40,654.30	40,655.64	40,656.69	40,657.36	40,658.05	40,658.74	40,659.41	42,360.12	43,360.82	47,361.54	
Net Change	1.22	4,657.64	1.38	1.34	1.05	0.67	0.69	0.69	0.67	1,700.71	0.70	0.72	
1030 Stormwater Reserves													
Beginning Balance	27,505.17	27,506.57	32,164.42	32,166.06	32,167.65	32,169.29	32,170.88	32,172.52	32,174.16	32,175.75	34,177.45	34,179.14	
Ending Balance	27,506.57	32,164.42	32,166.06	32,167.65	32,169.29	32,170.88	32,172.52	32,174.16	32,175.75	34,177.45	34,179.14	34,180.88	
Net Change	1.40	4,657.85	1.64	1.59	1.64	1.59	1.64	1.64	1.59	2,001.70	1.69	1.74	
Total Assets	104,601.79	107,882.44	106,082.26	106,492.39	106,828.24	106,635.99	108,931.79	117,713.32	108,600.67	117,226.65		118,793.22	

Beach Walk Financials January 2019 thru December 2019

Income

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Budgeted	Remaining
100 Monthly HOA Dues	17,280.00	9,586.00	5,181.00	23,323.00	9,548.00	3,018.00	22,431.00	11,236.00	5,612.00	23,157.00	7,348.00	12,968.00	150,898.00	140,880.00	(4,018.00)
106 Interest	2.62	2.59	3.02	2.93	2.69	2.26	2.33	2.33	2.26	2.41	2.39	2.46	30.29	-	
102 Key Card Income															
101 Late Fee		30.00	23.00	30.00	10.00	87.00	20.00	20.00	50.00			50.00	320.00	-	
103 Clubhouse Reservation															
106 Legal Fee Income															
107 Other Income															
Total Income	17,290.62	9,618.59	5,209.02	23,355.93	9,560.69	3,107.26	22,453.33	11,258.33	5,664.26	23,359.41	7,350.39	13,020.46	151,248.29	-	

Operating Expenses

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Budgeted	Variance
300 Management Fees	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	9,000.00	-
301 Flag Expense															
302 Storm Water Routine Maint.	234.86	241.90	241.90		483.80	241.90	483.80	164.53		241.90	241.90		2,895.76	4,000.00	(1,104.24)
303 Meeting Expense													35.28	-	(35.28)
304 Social													262.97	750.00	(487.03)
305 Other Expense	31.94				174.06		88.91						31.94	-	(31.94)
306 Office Expense	742.52			194.77			95.16			128.24			1,160.69	1,200.00	(39.31)
307 Pest Control		175.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	525.00	560.00	(35.00)
308 Club House Supplies							40.68			66.44		40.68	147.84	250.00	(102.16)
309 Telephone	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	61.00	721.00	800.00	(79.00)
310 Grounds Maintenance	6,433.00	2,837.00		14,812.00	7,008.27		7,193.27		14,386.34	7,193.27	7,193.27		74,449.89	177,000.00	(102,550.11)
311 Club House/Cabana cleaning							375.50			500.00			875.50	3,800.00	(2,924.50)
312 Pool Services	275.00	110.00	100.00	1,332.00		1,332.00	1,217.75						7,835.75	3,750.00	(4,085.75)
313 Pool Chemicals & Supplies	45.57	53.76	128.87	114.25			124.98						468.43	3,750.00	(3,281.57)
314 Electricity	510.34	506.74	634.12	1,384.14	223.73	828.84	832.66	838.34	802.79	643.31		513.89	7,718.90	9,000.00	(1,281.10)
315 Water, Sewer & Trash	387.18	162.49	132.49	132.49	132.49	437.16	770.30	729.35	825.44	751.67	238.91	471.44	5,171.41	4,000.00	(1,171.41)
316 Bank Charges				12.00									95.65	125.00	(29.35)
317 Legal & Accounting	1,393.75	545.00	1,107.50			300.00	5,000.00	(1,445.00)					7,001.25	5,000.00	(2,001.25)
318 Insurance			1,907.82	3,366.00									5,273.82	7,500.00	(2,226.18)
319 Web Site	71.80												71.80	300.00	(228.20)
Sub Total	10,935.96	5,549.28	6,003.70	22,192.05	9,067.35	3,984.90	17,273.21	2,449.97	18,433.67	10,369.83	8,638.01	9,307.32	124,245.85	132,085.00	(7,839.15)

Common Area Maintenance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Budgeted	Variance
501 Pool & Foundation Repairs				51.36	157.49	1,140.39	444.74	4.50	31.25	10.65	145.05	45.00	1,985.43	3,500.00	(1,514.57)
502 Common Area Maintenance		948.66		29.04		194.22	419.58	22.33	81.99	352.95	669.50		2,763.67	6,000.00	(3,236.33)
Total Maintenance		948.66		80.40	157.49	1,334.61	864.32	26.83	113.24	363.60	814.55	45.00	4,749.10	9,500.00	(4,750.90)

See Notes for Maintenance

Operating Expenses

Operating expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Budgeted	Variance
10,935.96	6,537.94	6,003.70	22,173.05	9,224.84	5,319.51	18,137.53	2,476.80	10,546.91	10,733.43	9,453.96	9,352.32	128,994.95	141,585.00	12,590.05	

Storm Water System Project														
700 Storm Water System Expenses														
Capital Improvements														
701 Chlorine Feeders														
Reserves														
1020 General Reserves														
1030 Stormwater Reserves														
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Budgeted	Variance
-	-	-	-	-	-	-	-	230.00	-	-	-	230.00	-	(230.00)
-	-	802.50	240.75	-	-	-	-	-	-	-	-	1,043.25	1,500.00	456.75
-	-	-	-	-	-	-	-	-	1,700.00	-	-	1,700.00	1,700.00	-
-	-	-	-	-	-	-	-	-	2,000.00	-	-	2,000.00	2,000.00	-
Note 2														
Total Monthly Expenses														
10,935.96	6,537.94	6,806.20	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	146,785.00	16,516.80
Profit (Loss)														

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

Note 1: Moved \$4656.05 to both Reserve and Stormwater Reserve for a total of \$9,312.90 to bring checking to be in line with the \$25,000 policy

Note 2: As per budget, moved \$1700.00 from checking to General Reserves and \$2000.00 to Stormwater 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.