Beachwalk BOD Meeting Minutes - February 11, 2020

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

Homeowners present: Lee Brennan, Gene Lisewski, Gail Morris, Margaret Duffrin, Maggie Hoyer, Rick Morton

Cindy Snead from Network was present.

Landscape Contractor guests present: Rick Harris, Brandon Lutz, Corey Bittner (Account Manager) (Branch Manager)

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

Introduction of Yard-Nique Management

Yard-Nique guests were introduced. Rick Harris gave a brief description of the company and local interests (multiple HOAs in the area). Corey explained the communication process in place for our community. Email address is posted on the Beachwalk website for contact about any issues. Using this email will send the message to Yard-Nique (crew leader and office representative) as well as Cindy (Network). The goal is to be streamlined and transparent. Brandon supervises the crew that services our community. Brandon explained a little bit about the process of individual crews in the neighborhood.

Question came up from homeowner about types of products being applied (in regard to toxicity to the environment). Response was that the products are within regulations for North Carolina and that they are safe for pets and people. Yard-Nique has a licensed applicator to apply the products correctly. It is advised that people and pets stay off the turf while the product dries (immediately after application), but after that there are no restrictions.

Discussion took place about precipitation and temperature conditions affecting service schedules. For example, some products will not be affective during certain temperature ranges. Yard-Nique will take these factors into consideration so that applications and other services are effective.

Rick Morton explained that the Beachwalk HOA website has a contact form to make contacting Yard-Nique easy. Go to the Landscaping menu and expand the Contact Yard-Nique heading. The form will appear.

Standard Meeting Tasks

Bill proposed the approval of the January 2020 Monthly Meeting Minutes. Motion was made/seconded to approve and passed.

Committee Reports

Architectural Control Committee (ACC): Lee Brennan reported for the committee to say that there is nothing to be updated this month.

- Communications Committee: Megan Garrett reported for the committee. Routine items added. Financials file names corrected as requested last month by Lee. Landscape contract has been posted.
 - Request was made to add Beachwalk HOA website link on communications from Cindy.
- Maintenance Committee: Gene Lisewski reported for the committee. Updates included lightbulb replacement and plans for a Maintenance Committee Meeting in March. Homeowners are welcome to attend this meeting. Pool Professionals have cleaned both fountains. Additional details for this month's update can be found in the attached report.
- Financial Committee: George Schierle reported the January 2020 financial summaries. See attached for full details.
 - Bill proposed a motion for approval of the January 2020 Financials. This was motioned and seconded and the motion was passed.
- Landscaping Committee: Gail Morris reported for the Landscaping Committee. January 28th was the first walk through. Severe pruning taking place this month (weather permitting).
- Social: No one has volunteered to be chair yet. Volunteers are welcome. Maggie has the key to the bulletin board by the mailboxes and will put her name in the case so that people know who to contact to add items. Maggie has also volunteered to welcome new homeowners.

Unfinished Business

- Hurricane Damage Needing Attention (Gene): This topic will be deferred for an Executive session with the ACC.
- Replace Clubhouse Carpet/Hardwood and Chairs (Margaret): Margaret explained efforts she and Maggie? have gone through to research Clubhouse flooring maintenance/ replacement alternatives. Discussions and site visits with various professionals has indicated that "flooring" vs "carpeting" would be most appropriate for our situation. Samples of flooring were exhibited. The flooring samples are an interlocking synthetic material with the look of grey wood grain. One of the installers consulted also recommended replacing the vinyl tiles in the kitchen (observed some coming up). The flooring type exhibited is priced at \$2.19 per square foot. Labor is estimated at \$3,000 and \$2,200 for flooring material. This would equate to approximately \$5,000 (includes removal of old and replacement with new flooring in bathrooms, main room, kitchen, and hallway). Moving furniture is quoted at \$140 so maybe this could be saved if we can move the furniture ourselves.

Margaret also looked into selling the counter stools and billiard stools by taking poll of some neighbors (in regard to their interest in the HOA retaining the stools) and all responses received were that the stools are no longer desired.

Megan Garrett began discussion about source for funding of this venture (Maintenance vs Capital Improvement). A special meeting or out of cycle ballot could be used to vote on a capital improvement. Gene brought up other needs in the HOA that may take priority over updates to the Clubhouse.

A Committee is being formed to develop a proposal for the Capital Improvement "Clubhouse Update". Cindy will send out a request for interested homeowners to join the committee. Members of the committee currently include Margaret, Maggie, and Lee. The committee will update the BOD when they have updates to share. The committee plans to develop and

MOTSU Removal of Vegetation on Fence (George): George provided the update to say that nothing really has changed from last month in regard to response to George's requests for plan of action. Additional attempts at contact with MOTSU have been made but response has been limited and unsatisfactory.

George brought attention to letter from TOKB Commissioner, Joseph Whitley (attached). This letter was included in a recent emailing to subscribed TOKB residents. Bill will send an email to TOKB to inform them of our contact efforts in regard to removing vegetation and to inform of duplication of effort in trying to get MOTSU engaged in activities in the firebreak.

Network Realty Suggested New Year HOA Goals: This topic will be deferred until the BOD executive session.

Letter to TOKB about D1: Bill has asked for an update from the TOKB regarding the engineering study for drainage from the TOKB lot on Sandman but has yet to receive a response.

New Business

No new business.

Motion to adjourn was made and seconded and passed unanimously. Meeting was adjourned at 6:18 PM.

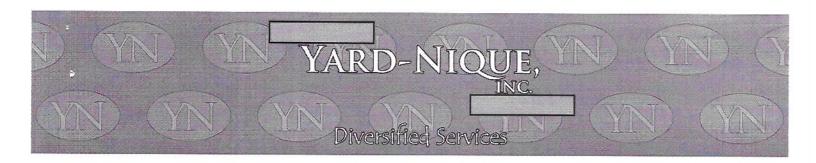
Submitted by: Megan Garrett, Secretary

Beachwalk HOA Board of Directors

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

Attachments:

- 1. Yard-Nique Handouts (6 pages)
- 2. Architectural Committee Report (1 page)
- 3. Maintenance Committee Report (1 page)
- 4. Financial Committee Report (2 pages)
- 5. TOKB Letter (2 pages)



Beachwalk HOA 2020 Annual Landscape Services Calendar

January - Two service visits

- Leaf Removal Will be performed if needed.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.

February - Two service visits

- Leaf Removal Will be performed if needed.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Pruning Begin cutback of Ornamental Grasses, Roses and certain other Perennials.

March - Three service visits

- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Pruning Finish cutback of Ornamental Grasses, Roses and certain other Perennials (oleanders).
- Turf Treatment Application of pre and post emergent weed control in turf areas.

April - Weekly service visits

- Mowing Will be performed if needed based on Winter and Spring weather conditions.
- Edging Hard surface edging (driveways, sidewalks and patios) during one visit, plant bed edging done
 during the alternate visit.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Fertilization Plant beds will receive a balanced granular fertilizer where needed.
- Irrigation Inspection and start up of all systems in the common areas and pool. Yard-Nique can provide
 irrigation services to single family homes for an additional fee if requested.
- Pruning Begin pruning of plant material around homes dependent upon Spring weather conditions.

May – Weekly service visits

- Mowing Will be performed weekly if needed. When rains result in saturated grounds and damage to the turf is potential, mowing will not be done.
- Edging Hard surface edging (driveways, sidewalks and patios) during one visit, plant bed edging done
 during the alternate visit.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Pine Straw/Mulch Complete pine straw/mulch application.

Turf Treatment – Application of post emergent weed control and fertilizer on turf areas. The type of fertilizer, its formulation (Nitrogen, Phosphorus, Potassium) and application rate will be based on the type of grass at each residence.

June - Weekly service visits

- **Mowing** Will be performed weekly. When rains result in saturated grounds and damage to the turf is potential, mowing will not be done.
- Edging Hard surface edging (driveways, sidewalks and patios) during one visit, plant bed edging done
 during the alternate visit.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Pruning Begin pruning of plant material around homes.

July - Weekly service visits

- Mowing Will be performed weekly. When rains result in saturated grounds and damage to the turf is
 potential, mowing will not be done.
- Edging Hard surface edging (driveways, sidewalks and patios) during one visit, plant bed edging done
 during the alternate visit.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Turf Treatment Application of post emergent weed control and fertilizer on turf areas. The type of fertilizer, its formulation (Nitrogen, Phosphorus, Potassium) and application rate will be based on the type of grass at each residence.

August - Weekly service visits

- Mowing Will be performed weekly. When rains result in saturated grounds and damage to the turf is
 potential, mowing will not be done.
- Edging Hard surface edging (driveways, sidewalks and patios) during one visit, plant bed edging done
 during the alternate visit.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.

September - Weekly service visits

- Mowing Will be performed weekly. When rains result in saturated grounds and damage to the turf is
 potential, mowing will not be done.
- Edging Hard surface edging (driveways, sidewalks and patios) during one visit, plant bed edging done during the alternate visit.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Pruning Begin pruning of plant material around homes dependent upon current year's weather.

Turf Treatment – Application of post emergent weed control and fertilizer on turf areas. The type of fertilizer, its formulation (Nitrogen, Phosphorus, Potassium) and application rate will be based on the type of grass at each residence.

October - Three service visits

- Mowing Will be performed if needed. When rains result in saturated grounds and damage to the turf is
 potential, mowing will not be done.
- Edging Hard surface edging (driveways, sidewalks and patios) during one visit, plant bed edging done
 during the alternate visit.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Pine Straw/Mulch Complete pine straw/mulch application.

November - Two service visits

- Mowing Will be performed if needed. When rains result in saturated grounds and damage to the turf is
 potential, mowing will not be done.
- Edging Hard surface edging (driveways, sidewalks and patios) during one visit, plant bed edging done
 during the alternate visit.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.
- Irrigation Inspection and shutdown of all systems in the Townhomes and the Villas areas. Yard-Nique can
 provide irrigation services to single family homes for an additional fee if requested.
- Turf Treatment Application of pre-emergent weed control on turf areas in November or December dependent upon Fall weather conditions.
- Pruning Touch up areas of plant material around homes dependent upon winter weather conditions.

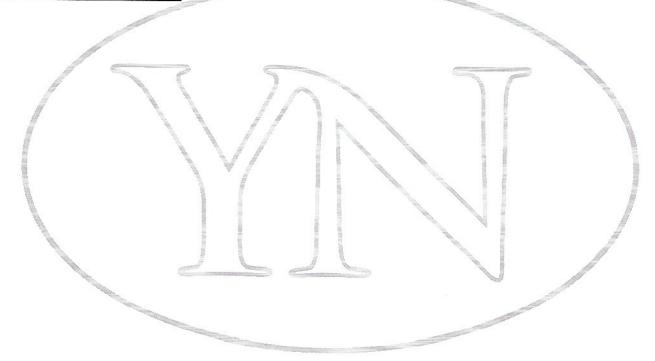
December - Two service visits

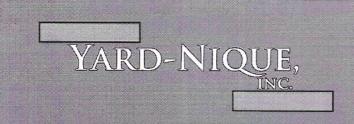
- Leaf Removal Will be performed if needed.
- Blowing off Hard Surfaces Will be performed during each service visit.
- Weed Control Post emergent herbicide where needed in landscape beds and hard surface cracks.



- The timing of events on this calendar will change based on all weather conditions. YN will notify the property management ahead of time with any major changes to the scheduling.
- Please do not run your irrigation on the day of the service visit for your street.
- During the service visits there will be a lapse in time between when mowing/edging occurs and when the crew comes back to blow everything off.
- Weeds will only be hand pulled if they are larger than 6". All other weeds will be spot sprayed.
- During the pine straw/mulch applications there will be a lapse in time between when the crew applies the
 pine straw/mulch and when they come back to tuck and blow everything off.
- If there are any issues with the weekly service on your property please direct those concerns to <u>beachwalk@yardnique.com</u> rather than going directly to the crew on site. A YN manager will schedule a time to meet with you in person to review any of these concerns.

 If any damage occurs to your landscape or home that we may not be aware of please alert beachwalk@yardnique.com.







Beachwalk

In addition to the basic maintenance services we provide to residents of Beachwalk, there are several additional things you can do as a homeowner to enhance and protect your landscaping. While we would love to offer these services to everyone as part of the maintenance agreement between Yard-Nique and Beachwalk, it is cost prohibitive and not every lawn is exactly the same. For your reference, we have compiled a list of things that would benefit the quality of your landscape over and above the basic maintenance provided:

Tree and Shrub Care: 3 Treatments per year

- Round 1: Insecticide and Fungicide: \$65 All plant material around homes will be sprayed with a
 Foliar Drench application in early spring to prevent fungus and insects throughout the spring and
 summer
- Round 2: Insecticide, Miticide, and Scale Treatment: \$75- All plant material around homes will be sprayed with a Foliar Drench application in early to mid-summer to prevent fungus, insects, and mites throughout the summer
- Round 3: Horticultural Oil: \$65- All plant material around homes will be sprayed with a Foliar
 Drench application in late summer to early fall in order to kill overwintering insects, suffocate eggs, and prevents pests like aphids and white flies.
- Additional Fertilization: \$55- Granular fertilizer applied around the base of all plant material in planting beds.
- Palm Tree Fertilization: \$85 per tree- Palmetto Palms injected with fertilizer to develop roots, enhance plant health, and overall appearance.

• Fire Ant Treatment: \$115 Per Home

 One application per year of TopChoice Insecticide applied in all turf areas and planting beds around property. Provides 1 year guarantee against Fire Ants in the landscape. If any breakthrough/infestation occurs, we will retreat the property at no cost.

Army Worm Treatment: \$75 Per Home

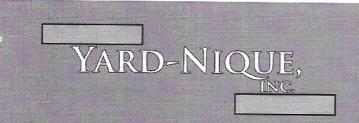
 Liquid application that kills active Army Worms. Minimal residual, but will kill any active worms in the lawn at time of application.

Core Aeration: \$135 Per Home (Group discounts available)

 Core Aeration allows for better root development and nutrient absorption. It is typically completed to warm season turf in the spring and summer to maximize results and break down thatch.

Soil Samples: \$45 Per Home

3 cores are taken from around your property and submitted to a company for independent testing. You will receive a copy of all test results and any necessary amendments may be made at an additional cost.





Irrigation Audit: \$85 Per Home

 During an Irrigation Audit, our tech will go through the whole system and check all heads for proper coverage and flow. We will perform in ground flushing of heads and set controller for proper scheduling and run times. Any necessary repairs will be noted and given to the owner for approval.

We offer other services on an "as requested" basis such as landscape design and installation, paver patios, landscape lighting, etc... If you have any other questions or would like to schedule additional work to be completed on your property, please send an email to beachwalk@yardnique.com with your name, address, and description of what you would like to have completed.

Beachwalk HOA Board of Directors Meeting February 11, 2020

Architectural Control Committee Report

Members: Lee Brennan, Chairman

Bill Bryan, ACC Liaison

Gene Lisewski

Update of committee activity:

NO REPORT

Respectfully submitted,

Lee Brennan, Chairman

BEACHWALK BOD MEETING FEBRUARY 11, 2020 MAINTENANCE COMMITTEE REPORT

- 1) We replaced 2 light bulbs for the Beachwalk sign at the North Gate wall. There are 4 spare bulbs in the Clubhouse closet.
- 2) We are planning a Maintenance Committee Meeting one evening in March at the Clubhouse. At that time we will announce a tentative schedule of what needs repair and maintenance in 2020. All are invited to attend; that includes the BOD, Maintenance Committee members, those who wish to join or simply volunteer for a day, and homeowners who would like to offer suggestions or point out items that need attention.
- 3) We do not have an update from the Town on the Settlers Lane paving plans. We will continue to follow through on this until they choose a contractor at which time we will request an estimate from the same.

Eugene Lisewski, Jr. Chairman, Maintenance Committee

Beachwalk

Homeowners Association Financial Summary Ending January 31st, 2020

Income	This Month \$14,285.34	Year to Date \$14,285.34	Budgeted \$12,240.00					
Operating Expenses Reserve	\$10,218.09	\$10,218.09	\$11,910.00					
Expenses			\$308.00					
TOTAL EX	Ρ.		\$12,218.00					
Checking Account Balance\$46,314.71								
General Reserve Account\$42,362.26								
Storm Water Reserve Account\$34,182.50								
Member's Equity\$122,859.47								

This info. has been transferred from Network Reality Reports

Cash Flow Wednesday, January 1, 2020 to Friday, January 31, 2020

Beachwalk HOA

Cash Accounting Year Starts January 1, 2020

	*00**000	Current	Percent	Year To Date	Percent
INCOME					
Income					
Interest(Saving Acct) 106		\$2.34	0.0	\$2.34	0.0
Monthly Dues 100		\$14,283.00	100.0	\$14,283.00	100.0
	Total Income	\$14,285.34	100.0	\$14,285.34	100.0
T	OTAL INCOME	\$14,285.34	100.0	\$14,285.34	100.0
TYPENIOEG					
EXPENSES					
Expenses		\$577.42	4.0	\$577.42	4.0
Electricity 314 Grounds Maintenance 310		\$7,193.26	50.4	\$7,193.26	50.4
		\$7,193.20	5.3	\$7,193.20	5.3
Management Fees 300		\$337.63	2.4	\$337.63	2.4
Office Expense 306 Pest Control 307		\$70.00	0.5	\$70.00	0.5
Pool - Contract 312		\$780.00	5.5	\$780.00	5.5
Pool/Fountain Repairs 501		\$120.00	0.8	\$120.00	0.8
SWS Routne Maint 302		\$241.90	1.7	\$241.90	1.7
Water, Sewer & Trash 315		\$147.88	1.0	\$147.88	1.0
water, Sewerof Hash 515	**************************************		-		100000000000000000000000000000000000000
	Total Expenses	\$10,218.09	71.5	\$10,218.09	71.5
TO	TAL EXPENSES	\$10,218.09	71.5	\$10,218.09	71.5
NET	INCOME (LOSS)	\$4,067.25	28.5	\$4,067.25	28.5
N	ET CASH FLOW	\$4,067.25	28.5	\$4,067.25	28.5



Q

Home >

LETTER REGARDING GREENWAY

For the Citizens.

There has been some discussion of late about extending the Carolina Beach Greenway through Kure Beach to the Ferry Landing. I wanted address the topic since this question was also asked the evening of our Forum prior to the election.

First, let's take a look at the Carolina Beach portion of the Greenway. They received grants for their section, 1.2 miles, but still the Town spent approximately \$350k from the total just over one million dollars. For our section we would be looking at just over three miles. So even if at this point we could receive those same grants, our total would be just over one million dollars.

There are several obstacles for the Greenway being extended through Kure Beach also. I will list these with the challenge:

- 1. Where to build it? Town property or MOTSU? We don't have a clear line to build on and I strongly feel MOTSU would not allow on their property at this point.
- Building over Dow Remains. Those remains are still buried across the island. You can see them in the Ocean, before the curve on Dow and on MOTSU property. Their presence could lead to environmental impact study.
- 3. Building behind the homes on Settler's Lane. The forty-six home owners have valid concerns with people biking, walking or jogging 25 feet from their decks or patios. This would be a huge hurdle to overcome to start moving forward even a tiny bit.
- 4. Wetlands on the south side of Town. If the path goes through MOTSU property south of K Ave., there would be a tremendous effort for

- approval from the State. To even access the area to build would be destructive, needing to cut trees or fill in, unless it was a raised structure, leading to higher costs for building and eventual maintenance.
- Fort Fisher Alr Force Base. Permission to build across their property will be difficult to obtain, adding further layers of approval with subsequent delays.
- Historic Fort Fisher. With their new building planned and the already delicate nature of their Site, approval again would be time-consuming and need State backing.
- Extend beyond Historic Fort Fisher to Ferry Landing: Again, looking at crossing substantial wetlands with State approval required for environmental reasons.

The extension of the Greenway is a layered, difficult topic with several players involved, the Town, State, citizens of Kure Beach and our neighbors across the river. There is not any easy answer. Council is not opposed to the extension. However, with some lessons learned from Florence, we are currently focusing on improving drainage throughout Town to better protect properties of the citizens. That will be our focus going forward, working closely with MOTSU on clearing our 3.2 miles of ditches, a drainage line down the Fire Lane on Settler's Lane, and other projects to improve to the greater good for the whole Town.

Any questions or concerns, please reach out to your Council.

Joseph Whitley

Commissioner, Town of Kure Beach

Share

(https://www.addtoany.com/share#url=https%3A%2F%2Fwww.townofkurebeach.org%2Fnews%2Fletter-regarding-greenway&title=LETTER%20REGARDING%20GREENWAY%20)

Town of Kure Beach

117 Settlers Lane Kure Beach, NC 28449

(910) 458-8216