

Beachwalk Annual HOA Meeting Minutes – October 24, 2020

Board members present: Bill Bryan, Megan Garrett, Victoria Chapman, Tracy Mitchell
Cindy Snead from Network was present.

Due to the ongoing COVID-19 pandemic, the meeting was held in person at the Clubhouse and virtually on Zoom.

Call to Order Bill Bryan called the meeting to order at about 10:04 AM.

Date of Record Date of record is set at October 1, 2020.

Verify Quorum A quorum was not established with 34 total including 10 proxies (of 43 required) lots represented.

Motion to adjourn and reconvene meeting Motion was taken and seconded to adjourn to new time date and location of 10:15 on October 24, 2020 via Zoom and in person at Clubhouse. Motion passed.

Reconvening of Meeting at 10:15 AM, October 24, 2020

Call to Order Bill Bryan called the meeting to order at about 10:17 AM.

Date of Record Date of record remains set at October 1, 2020.

Verify Quorum A quorum was established with 34 total including 10 proxies (of 22 required) lots represented.

2019 Annual Meeting Minutes A motion was made, seconded, and approved for waiving the reading of 2019 annual meeting minutes.

FY2021 Budget Bill explained the percentage of votes needed to pass the various parts of the proposed budget. If the Common Operating Expenses do not pass, each item within will need to be voted on individually.

Discussion ensued about the Common Operating Expenses. "Pool Services" line item was specifically discussed. George Schierle believes there is a \$250 discrepancy (increase) between the budgeted amount and the contract amount. Gene Lisewski defended the difference to be due to anticipated extras during storm debris removal and others. "Pool and Foundation Repairs" were also brought into question. Gene noted that repairs have been made so none are anticipated next year. It appears this line should read "Pool and Fountain Repairs". Funds were spent this year in this line item so discussion is that there should be funds in this line for next year. Gene indicates that the fountain repair has been under other budget items ("Common Area Maintenance"). "Common Area Maintenance" line item has been reduced since previous years and there is concern that there are not enough funds proposed for 2021. Current Maintenance Committee members have been doing the work and are cheaper than hiring labor. Current financial summary shows that "Common Area Maintenance" is overbudget for 2020. It is explained that part of this is due to the new roof on the

clubhouse (which has yet to be transferred from the Reserve account). “Water, Sewer & Trash” was noted to have gone up but it is not clear why. Bill noted that the “Grounds Maintenance” line is expensive but a “bargain” compared to what other companies were asking. Hans Sjoquist suggests that when the budget is sent out for vote, that each line item have the rationale provided for the amount proposed. Also suggest that the line item title be corrected for “Pool & Fountain Repairs”.

Bill explained that the Reserves were approved in a previous year and will not be voted on.

Advocates of the Capital Improvements (New Clubhouse Flooring and Furniture) provided rationale for the Capital Improvements proposed. It was noted that the carpet and furniture are original to the development. Flooring proposed is vinyl planking that extends throughout the Clubhouse. Some furniture, while some looks ok, is not comfortable. A number of estimates have been obtained. It is noted that the taxes on the flooring (from China) have made an impact to the price. The clubhouse may see increased usage with modernization. Question came up about why the flooring in the Cabana was replaced as maintenance but the Clubhouse flooring is being considered a Capital improvement. The flooring in the Cabana was in disrepair while the flooring in the Clubhouse is merely outdated but still serviceable. The last statement about the Clubhouse flooring being merely outdated but serviceable is in question, at least in part (kitchen flooring is possibly damaged). If the flooring is in disrepair it should be considered maintenance. The BOD will need to decide how to send out this item in the proposed budget for vote.

Election of Two Members of the Board of Directors Terms for Megan Garrett and Bill Bryan have come to an end. Hans Sjoquist and Mike Gentile have been nominated for the Board. Each gave statements about their desire to join the Board. Bill took nominations “from the floor” but there were none.

Committee Reports

Architectural Control Committee (ACC): Monthly and Annual Summary reports are on the website (<http://www.beachwalkhoa.net/architectural-reports.html>). Lee Brennan reported that the Committee has taken 19 actions since January including 10 roofs approved this year. The website has a list of the 37 roofs that were replaced over the last few years in case you want information about previously approved roofs (<http://www.beachwalkhoa.net/architectural-guidelines.html>).

Communications Committee: Megan Garrett reminded owners about the website located at <http://www.beachwalkhoa.net/>. Owners were also reminded that the website message boards can be found by going to the Residents menu and then to Your Voice (<http://www.beachwalkhoa.net/your-voice.html>). 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. Please contact Megan to request message board for additional topics.

Facilities / Maintenance Committee: Gene read from the attached report. Of note, the Cabana and many other repairs were done with Maintenance Committee labor at great cost-savings to the HOA. Monthly and Annual Summary reports are posted on the website (<http://www.beachwalkhoa.net/maintenance-reports.html>). New members are welcome to contribute.

Financial Committee: We do not currently have staff for this committee, but Lee Brennan explained that he created a summary spreadsheet to present the financials. This spreadsheet is posted on the website (<http://www.beachwalkhoa.net/financials.html>).

Landscaping Committee: Gail Morris read from the attached report and explained the transfer of services from YardNique to Landscapes Unlimited. Following Hurricane Isaias, Landscapes Unlimited provided extra effort to remove debris from yards. The maintenance committee was thanked for their assistance with repair of a sprinkler system.

Social Committee: As of beginning of this meeting, no one has volunteered to Chair the Social Committee. Maggie Hoyer has volunteered to be a welcoming person but needs new neighbor information (Cindy Snead to provide). Victoria Chapman volunteered to Chair the Social Committee.

New Business

Stormwater Committee: Jim Craig explained that the Beachwalk Stormwater Committee was disbanded after our 2016 stormwater pond renovation. Our permit is good until 2026. Jim and Dan are involved with a Town of Kure Beach (TKB) compliance committee that discusses stormwater. The purpose of Jim and Dan's involvement is to watch for any proposed redirection of water into Beachwalk.

Sandman Lot: Bill discussed the Town's Sandman lot they are considering selling and our adjoining landlocked lot. 80% of homeowners would be needed to agree to sell our Sandman Lot. The TKB is doing a study to determine if their lot is buildable. Bill noted pipes under the sandman lot that are draining water toward Beachwalk. Our goal is to convince the TKB to direct water away from us. 44% of the water we convey comes from Kure Dunes. Less than half of the water we convey comes from Beachwalk. A future meeting will be held to discuss this issue further once more information is available. Notes from the informational meeting held May 2019 are available on the website under Special Meetings (<http://www.beachwalkhoa.net/meetings--minutes.html>).

Adjourn Motion to adjourn was made and seconded and passed. Meeting was adjourned at 11:56 AM.

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

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

Attachments:

1. Maintenance Committee Annual summary (1 page)
2. Landscaping Annual Summary (1 page)

**BEACHWALK ANNUAL HOA MEETING
OCTOBER 24, 2020
MAINTENANCE COMMITTEE REPORT**

Another year has passed since we resolved to repair and maintain as much of the Beachwalk HOA facilities as possible utilizing volunteer participation only. During that time, we have had almost no reason to utilize outside contractors to work at Beachwalk.

The Cabana has been brought back to pristine condition for less than \$2,000 dollars with the help of our neighborhood volunteers. Many thanks to all who participated.

Both fountains received repairs to lighting, plumbing and paint. The dolphins spout water once again at the South Fountain. This repair was voted down at the annual meeting in 2017 due to the \$3,000 price tag. Our volunteers fixed it for only \$30 in plumbing parts.

Our Pool Pump Room is maintained by this Committee at no additional cost added to our pool contract. We did have an issue with the main pool pump motor early in the season resulting in lost time because it had to be repaired under warranty. Maintenance has since rebuilt a motor from the store room for \$46 and now has a backup to avoid a similar scenario. We are continuing to upgrade common area lighting with LED bulbs to save energy costs. Our pool, Spa, and fountain pump motors are also on timers for the same reason.

The roofs on the Clubhouse, Cabana, and Mailboxes have been replaced only after evaluating no less than four competitive quotes from very reliable roofers.

When the pool card reader lock failed, Maintenance replaced it without enlisting the services of a locksmith. New red colored cards will be issued to all homeowners for next season.

Our Maintenance Reports are presented at the monthly board meetings and are also posted on the Beachwalk HOA website. These reports list all the work the Committee is involved with.

We appreciate and thank our neighbors for volunteering their time and skills to keep Beachwalk the premier HOA on Pleasure Island and to keep our Quarterly dues affordable. We always welcome new members who wish to contribute.

Thank you.

Eugene Lisewski, Jr.
Chairman, Maintenance Committee

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Landscaping Committee Report

- Yard-Nique provided landscaping services in Beachwalk January thru April of 2020 when they terminated the Contract. Landscapes Unlimited again agreed to provide the services in Beachwalk effective May 1 thru December 31, 2022.
- Landscapes Unlimited has performed satisfactory service each Wednesday. During the off season (October 16 thru March 14) they will service Beachwalk every other week.
- Following Hurricane Isaias on 8/3/20 Landscapes Unlimited went out of their way to pick up debris and was able to provide the weekly mowing services two days later. We thanked them for their extra effort.
- The plantings at the south entrance and flagpoles were installed. Irrigation at these locations was turned on for the remainder of October. They will then be turned off for the cooler fall and winter months. There is an issue with a broken wire in zone 1 at the clubhouse which Landscapes Unlimited is investigating.
- The Landscaping Committee thanks the Maintenance Committee for their assistance in installing a new irrigation controller at the south entrance that was malfunctioning; repairing an existing rain sensor and installing it at the south entrance; purchasing and installing a rain sensor at the clubhouse where none existed all at significant savings to the HOA. We appreciate all the work the Maintenance Committee performed.
- The Beachwalk Fall Enhancements Project to spruce up the south and north entrances and the pool beds is scheduled to be performed by Landscapes Unlimited this month.