

Beachwalk BOD Meeting Minutes – April 10, 2018

Board members present: Megan Garrett, Dan Church, George Schierle, and Mike Wood. Bill Bryan was absent.

Homeowners present: Gail Morris, Eugene Lisewski, Kate Shorten, Lee Brennan, Walt Jankowski, Scott Garwicki, John Butler, Brad Cranford, and Silas Garrett. Cindy Snead was present from Network.

Dan called the meeting to order at 5:00 PM at the Beachwalk Clubhouse in Bill's absence.

Dan asked for approval of March 2018 meeting minutes. Motion was made/seconded to approve and passed unanimously.

Committee Reports

Architectural Control Committee: Lee reported that the ACC had a request from Bill & Nancy Mahon to paint exterior shutters and front door. It was approved 4-9-2018.

Communications Committee: No report was given.

Facilities/Maintenance Committee: In Mike's absence, Scott reported pool chairs and lounges are to be replaced at the cost of re-strapping before May 1 opening. Pool and clubhouse locks are over 10 years old with an expected life cycle of 6 to 8 years and should be evaluated for replacement. Parking lot pothole should be repaired before repainting and sealing. Cabana rest room floor covering is lifting requiring replacement and walls need repainting. Maintenance items shown above that were NOT budgeted for this year need to have cost estimates and be presented to BOD. Scott has begun pressure washing of brickwork around the cabana and pool areas. If any member would like to help with maintenance work items, please contact Mike or Scott on the maintenance committee.

Financial Committee: Mike Wood highlighted the financial report (see attachment #1). A motion was made/seconded to accept the financials as read. The motion passed unanimously. Mike also said year-end reconciliation/dissemination is due April 30. A meeting is required with our CPA to establish financial information for presentation to HOA.

Landscape Committee: Gail Morris reported that LandCare is now operating on a spring/summer schedule, serving Beachwalk weekly. Seven contract amendments have been sent to LandCare. When they are returned with comment the amendments will be presented to the BOD. The matter brought forward at last meeting regarding pool chlorine tablets being discarded on the grassy area near the pool fence remains unresolved. A clarification to last month's meeting minutes: this complaint comes from the landscape committee and not from LandCare. Pruning of crepe myrtle plants continues to be a topic of discussion.

Social Committee: Kate had nothing new to report.

Stormwater Committee: No new issues were reported.

Unfinished Business: Mike Gentile has agreed to contact appropriate authority to inspect pool lighting intensity for night swimming. Tennis court restoration & Pickleball conversion remains pending (George). Additional quotations for the work are being sought.

New Business: Bill, George, and Dan met with Kure Beach Town officials at town's request to continue discussions concerning Sandman building lots disposal & sale/development. It remains an ongoing negotiation process. Megan has agreed to act as an additional web-site facilitator for posting, etc.

Meeting Adjourned: Meeting was adjourned at 6:05 PM. Next monthly Board meeting is scheduled for (Tuesday) May 8, 2018 at 5:00 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns they wish to address to the Board before the meeting.



(May 8, 2018)

Submitted by: Dan Church, Secretary
Beachwalk HOA Board of Directors



(May 8, 2018)

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

Attachments:

1. March 2018 Financial Summary (1 page)

Attachment # 1

BEACHWALK

Homeowners Association

**Financial Estimated Summary
Ending March 31, 2018**

	This Month	Year to Date	Budgeted
Income	\$6,966.84	\$35,343.45	\$37,060.00
Expenses	\$12,128.56	\$38,197.95	\$36,135.00

Checking Account Balance.....\$22,698.05

General Reserve Account.....\$43,282.40

Storm Water Reserve Account.....\$25,496.98

Member's Equity.....\$89,289.43

This information has been transferred from Network Realty Reports
Cash Basis