

Beachwalk BOD Meeting Minutes-December 13, 2016

Board members present: Bill Bryan, Dan Church, and Mike Wood.

Homeowners present: Jim Craig, and Gail Morris. Cindy Snead was present from Network Realty.

Call to order was executed at 4:00 PM at the Beachwalk Clubhouse.

Bill Bryan (President) asked for approval of November meeting minutes. Motions were made/seconded to approve and passed unanimously. Bill also asked for approval of the November financial information (see attachment #1). Motions were made/seconded to approve and passed unanimously.

Committee Reports

Architectural Control Committee: Lee Brennan e-mailed report. (see attachment #2).

Communications Committee: No report.

Facilities/Maintenance Committee: No report.

Financial Committee: Mike Wood reported the finance committee has 2 homeowners showing interest in joining the finance committee. After new year's, Mike will follow through with contacting them for service.

Landscape Committee: Bill Bryan reported that a walk-through is scheduled with our new contractor December 16, 2016 for finalizing details. The committee will also draft a letter to go to all homeowners explaining requirements for "no cut/no action" listing for those interested.

Social Committee: No report.

Stormwater Committee: Jim reported that work continues on stormwater repairs. The current work is concentrated at the North pond with work remaining to be done on ditches D1 and D4.

Unfinished Business: Bill asked what removal of "under contract" sign on Shell Avenue property indicated. Cindy said the last information was that sell of property continues to seem eminent.

New Business: Bill reported that there is some question concerning the operation of Beachwalk entrance lighted signs. It is unclear if the lights simply are not coming on or if they are not sequenced. Further investigation will be conducted.

Meeting Adjourned: Meeting was adjourned at 4:40 PM. Next monthly Board meeting is scheduled for (Tuesday) January 10, 2017 at 4 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns to the Board before the meeting that they wish to address.



(January 10, 2017)

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



(January 10, 2017)

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

Attachments:

1. November Financial Summary (2 pages)
2. Architectural Committee Report (1 page)

Attachment # 1

Beachwalk HOA Financial Summary

Ending November 30 Cash Basis

Income	Monthly	YTD	Budgeted
100Dues	9,482.00	135,035.00	146,540.00
101Late Fees	40.00	100.00	0.00
102Card Key	0.00	10.00	0.00
103Clubhouse Res.	0.00	(75.00)	0.00
106Interest	7.35	109.51	0.00
Total	\$9,529.35	\$135,179.51	\$146,540.00

Monthly Expenses		
Budgeted Expenses	\$10,133.31	\$114,295.46
(Over)/Under	(\$603.96)	\$32,244.54

Storm water Project			
Income	Monthly	Beginning	Budgeted
Special Assessment	100.00	148,552.50	152,815.00
Sp. Assessments Due	4,192.00		
Reserve Account	0.00	178,393.30	178,315.00
Total	100.00	\$326,945.80	\$331,130.00

Expenses	YTD	Balance
700SWS	\$156,304.00	\$179,821.40

Remaining Bank Balances		
Special Assessment		148,362.49
Reserve Account		24,397.00
		\$172,759.49*

*Difference between Remaining Bal and Bank Bal is due to expenditures being expensed from Checking earlier in the year. This will be corrected.

Notes: Transferred \$66,000 to Checking on 11/3/16 from Res. Account
 Transferred \$88,000 to Checking on 11/18/16 from Res. Account

Storm water Backup Information

Date	Description	Amount	Ckeck #
3/3/2016	Cape Fear Engineering	5,391.25	3782
4/6/2016	Bill Bryan -Travel	52.00	3789
4/27/2016	Cape Fear Engineering	575.00	3800
5/25/2016	Cape Fear Engineering	201.25	3816
6/20/2016	Cape Fear Engineering	115.00	3834
7/22/2016	Cape Fear Engineering	2,420.00	3851
8/4/2016	Bill Bryan	22.95	3857
8/16/2016	Cape Fear Engineering	345.00	3865
8/24/2016	Bill Bryan -Midwest M	179.73	3872
9/8/2016	Bill Bryan - Grates	357.72	3878
10/13/201	Ellixison & Sons	13,685.00	3894
10/20/201	Cape Fear Engineering	172.50	3898
11/3/2016	Ellixison & Sons	65,505.00	3906
11/18/201	Ellixison & Sons	87,884.00	3914
11/22/201	Cape Fear Engineering	2,915.00	3915
Total		\$179,821.40	

Break Down by Vendor	Expenditure	Balance
Cape Fear Engineering	12,135.00	(3,135.00)
Ellixison & Sons	167,074.00	112,136.00
Bill Bryan	612.40	(612.40)
Total	\$179,821.40	\$151,308.60

Budget Numbers

Ellixson	279210.00
Cape Fear	9000.00
Permits	2920.00
Contingency	40000.00
Total	\$331,130.00

Attachment # 2

Beachwalk HOA Board of Directors Meeting December 13, 2016

Architectural Control Committee Report

Members: Bill Bryan, ACC Liaison
 Lee Brennan, Chairman
 Jackie Wiebe
 Mike Gentile

Update of committee activity:

One 'Request for Modification' was received from Roy and Barbara Erwin, at 301 Settlers Lane, to add fencing to match the existing fence on their property. The committee approved this request 3 -1. Homeowners were advised to proceed.

Respectfully submitted,

Lee

Lee Brennan, Chairman

cc: Dan Church, Secretary