

Beachwalk Annual HOA Meeting Minutes – October 7, 2017

Board members present: Bill Bryan, Dan Church, George Schierle, Joe Truelove, and Mike Wood.

28 homeowners were present. Additionally, 23 ballots had been received prior to the meeting. A total of 51 legitimate ballots were cast for voting. Cindy Snead was present from Network.

A quorum was established and Bill Bryan called the meeting to order at 10:02AM at the Beachwalk clubhouse.

Motion was made/seconded to waive reading of the October 2016 annual meeting minutes. Motion passed unanimously. Bill then asked for approval of the October 2016 annual meeting minutes. Motion was made/seconded and passed unanimously.

The meeting was opened to discussion. Mike Wood explained the ballot format: annual budget, maintenance expenses, reserves, and Board candidate election. Joe Truelove led a question/answer session of the maintenance expense items.

The Board candidates spoke briefly to introduce themselves.

Ballots were submitted by homeowners present and tabulated.

The 2018 proposed budget (\$134,550) passed with 47 votes.

Maintenance expenses:

501-1 Dolphin pump repair (\$650) passed

501-2 Repair dolphin spouts (\$3000) failed after recount (see attachment #1)

501-3 Throw rings (\$100) passed

501-4 Circulation pumps (\$700) passed

502-1 Fence slat repair (\$100) passed

502-2 Paint entrance signs (\$250) passed

502-3 Spray head repair (\$200) passed

502-4 Replace zone valves (\$400) passed

502-5 Paint lines & handicap symbol (\$325) passed

502-6 Replace trees (\$350) failed

502-7 Replace bulletin board (\$200) passed

502-8 Brick wall repair (\$2000) passed

502-9 Replace pool rules sign (\$50) passed

502-10 Repair retaining wall mortar (\$750) passed

502-11 Re-strap pool lounges (\$1,768) passed

502-12 Re-strap pool chairs (\$1,248) passed

Maintenance expenses continued:

502-13 Tennis court gate lock (\$500) failed

502-14 Electrical box rain proofing (\$295) passed

502-15 Sliding door awning installation (\$700) passed

502-16 New padded folding chairs (\$100) passed

502-17 Replace magnolias at pool (\$2,935) failed

Reserves: General reserve fund (\$1700) passed (nine-year commitment)

Storm water reserve fund (\$2,000) passed (nine-year commitment)

New Board of Directors candidates (after re-count...see attachment #1):

Bill Bryan and Megan Garrett

A most sincere “thank you” to departing Board member Joe Truelove for his many years of faithful service to the Beachwalk Board of Directors. Joe has agreed to continue to serve as chairman of the maintenance committee. Thank you, Joe.

Meeting was adjourned at 11:20AM. Next monthly Board meeting is scheduled for (Tuesday) November 14, 2017 at 5 PM at the clubhouse.

_____(November 14, 2017)

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

_____(November 14, 2017)

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

Attachments:

1. Ballot error letter

Attachment # 1

October 7, 2017

To: Beachwalk HOA

Subject: Ballot Result Corrections

Dear Homeowner,

An audit of the ballots in a more relaxed environment has indicated an error in entering information into the computer. We asked that an “outside” audit be done by three homeowners not on the Board. Lee Brennan, Gail Morris, and Gene Lisewski agreed to recount the ballots. Now everyone agrees with the numbers regarding the following entries:

Directors

Bill Bryan 30 votes Elected

Megan Garrett 32 votes Elected

Scott Garwicki 29 votes

501-2 Dolphin fountain repair (\$3000) FAILED needed 34 votes, received 29
The deletion of this item reduces the annual budget to \$148,036.00 and the quarterly dues to \$436.00 (rounded up from \$435.40) beginning January 1, 2018.

We regret any hardship caused by this error and look forward to serving you into 2018.

Beachwalk Board of Directors

George Schierle

Mike Wood

Daniel Church

Megan Garrett

Bill Bryan