

Beachwalk BOD Meeting Minutes-February 14, 2017

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

Homeowners present: Jim Craig, Gail Morris, Walt Jankowski, Kate Shorten, Jackie Wiebe, Mike Gentile, and Eugene Lisewski, 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 January 2017 meeting minutes. Motions were made/seconded to approve and passed unanimously. Bill also asked for approval of the January 2017 financial information (see attachment #1). Motions were made/seconded to approve and passed unanimously.

Committee Reports

Architectural Control Committee: Bill reported in Lee's absence there was no action to report.

Communications Committee: Nothing new to report.

Facilities/Maintenance Committee: Joe Trulove reported bids are being received for repairs to pool deck.

Financial Committee: Mike Wood discussed the January financials (see attachment # 1).

Landscape Committee: Gail Morris discussed LC report. (see attachment #2).

Social Committee: Kate reported nothing new to report.

Stormwater Committee: Jim discussed the SWC report (see attachment # 3). Jim also reported that he is taking a lesser role in the SW Committee and future complaints/requests should be directed to the BOD.

Unfinished Business: The damaged sign at the south entrance of Fifth Avenue still requires repair/replacement. Cindy will follow up using as much of the old sign as possible.

New Business: Walt reported that the new house under construction adjacent to his does not have a "mud fence" required to keep construction dirt from entering the street and the storm water system. Cindy will contact the Town Inspections department to report. It was suggested that the BOD meeting be changed to a later weekday time or moved to Saturday. BOD will discuss.

Meeting Adjourned: Meeting was adjourned at 5:15 PM. Next monthly Board meeting is scheduled for (Tuesday) March 14, 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.



(March 14, 2017)

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



(March 14, 2017)

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

Attachments:

1. January 2017 Financial Summary (2 pages)
2. Landscape Committee Report (1 page)
3. Stormwater Committee Report (1 page)

Attachment #1

Beachwalk HOA Financial Summary

Ending January 31, 2017

Cash Basis

Income		Monthly	YTD	Budgeted
100	Dues	25,716.00	25,716.00	
101	Late Fees	30.00	30.00	0.00
102	Card Key	0.00	0.00	0.00
103	Clubhouse Res.	0.00	0.00	0.00
106	Interest	4.29	4.29	0.00
107	Legal Fee Income	0.00	0.00	0.00
	Total	\$25,750.29	\$25,750.29	\$0.00
Monthly Expenses				
	Budgeted Expenses	\$8,889.56		
	(Over)/Under	\$16,860.73	\$0.00	
 Checking Account Balance		 \$23,915.80		

Storm Water Project					
Income		Monthly		Beginning	Budgeted
	Special Assessment		100.00	148,652.50	152,815.00
	Sp. Assessments Due			4162.50	
	Reserve Account		0.00	178,393.30	178,315.00
	Total		100.00	\$327,045.80	\$331,130.00
Expenses		To Date		Balance	
	700 SWS		\$235,118.15		
Remaining Bank Balances					
	Special Assessment			87,681.72	
	Reserve Account			24,397.83	
				<u>\$112,079.55</u>	
Notes: Transferred \$60,688.00 to Checking on 1/12/17 from Sp Assessment. Account					

Attachment # 2

LANDSCAPE COMMITTEE Report, February 14, 2017

-- The first service was performed by LandCare on January 11. They focused on leaf cleanup, weeds, tip pruning, flower maintenance and acclimating the crew to the site boundaries.

--Rick & Gail had the first "official" walk through with Terry Sanders, LandCare Account Manager on January 19. Several items requiring attention were discussed. Terry took pictures and prepared a Landscape Quality Audit (a list of action items) which was submitted to Beachwalk's Landscape Committee.

--A follow up meeting was held on February 9 with LandCare and the Landscape Committee to address outstanding issues from the Landscape Quality Audit as well as additional items requiring attention.

--LandCare provided us with a list of LandCare services and costs. These are outside the scope of the Contract and are available to homeowners should they wish to purchase additional services at their own expense. This list will be posted to the Beachwalk website.

--The Landscape Committee met with several homeowners to discuss landscaping services.

--To date there are two homeowners who previously appeared on the Special Landscaping Instruction list and are not on the current list. In addition to the letter that was sent out to all homeowners, calls were made and messages were left on their answering machines. The updated list was provided to LandCare on 1/31/17.

--LandCare will cut back the plants in the ditch off Settlers Lane.

--LandCare advised against severely pruning shrubs in January as the new tender growth could be damaged by the frost. They were informed that our previous landscape company did so without adverse effects and were instructed to adhere to the Contract which indicates severe pruning in January. They will meet with their team and formulate a plan to get this work done.

--Application of herbicides & weed control as well as the first mowing will be in March (the specific date is dependent on the weather.)

--The Landscape Committee is requesting that the Maintenance Committee pick up the twigs and rake the mulch from the grass where the magnolia trees were cut prior to the first lawn mowing.

--LandCare will coordinate maintenance around the pond shorelines with Nick at Coastal Carolina Resources Group.

-- LandCare will need to calculate the amount of extra sod that was placed around the ponds and in ditches to estimate the additional cost for services. They will get back to us.

--The Landscape Committee contacted Nancy at Town Hall to arrange for 3 Bradford pear trees at the South entrance to be trimmed.

--The Landscape Committee will obtain a quote from LandCare to trim back shrubs, vines & branches extending over the fence into Beachwalk behind the poolhouse and tennis court and present it to the Maintenance Committee and the HOA BOD.

Attachment # 3

Stormwater Committee Report, February 14, 2017

The stormwater renovation project is nearly finished. The last section of sod will be laid in D4 this week. Then the contractor will return in April to plant the aquatic shelf and lay sod down to the water line around the North Pond. February's invoice to Ellixson will be \$19,508, including all change orders approved and completed to-date. The retainage invoice will be \$8000 payable after all of the planting is done and repairs (if any) are made.

A final site inspection occurred today with the SWC, CFE and NCDEMLR. The Committee is very happy to report that no issues were raised by either CFE or the State. Steve Pusey (NCDEMLR) was very satisfied with the many improvements of the stormwater system and, in fact, may use some of them as good examples for other stormwater projects. The standing non-compliance notices will be removed from Beachwalk's permit file when the State receives the certification package from CFE .

NCDEMLR also agreed to process our application to renew the 10-year stormwater permit on the basis of today's inspection and CFE's certification. The State will charge \$550 as the processing fee.

CFE said that they could submit the certification package to the State in about 2 weeks. They will also update the construction drawings to include the significant changes. There will be a final bill from CFE for the certification package, 10-yr permit application and as-built drawings (likely < \$3000).

Sonny Beeker (TOKB) inspected the Sandman lot and is satisfied with the conditions left by Ellixson. The silt fencing will remain until Ellixson returns for planting in April. The roads through Beachwalk and Kure Dunes have been swept and are acceptably clean by TOKB standards.

The fountains in both ponds were reinstalled by Nick (Coastal Carolina Resource Group) and appear to be working properly.

Noting that algae is starting to grow in the South Pond, Nick recommended that we introduce carp into both ponds. His company has a pump truck full of certified carp coming to Wilmington in April. The SWC requested CCRG to plant carp in both ponds (probably 3 in the South pond and 6 in the North pond). The cost will be minimal (<\$300) and it will help the long-term health of the ponds.

The SWC has given contact information to our new landscaping company (Lawn Care) and CCRG who are responsible for maintaining the ponds. Coordination between both groups is needed to nurture a healthy vegetation buffer along the waterlines as required by our approved plan. Additional planting over the next few years might be needed to create a healthy buffer. CCRG will advise and can handle it.

Jim is stepping down from his position as chairman of the Stormwater Committee and will have a limited role in the future. The SWC will continue to monitor the system in the post-construction period. However, complaints and requests for repairs should be sent directly to the BOD. Property owners will be responsible for things, such as roof drains, that cause damage to parts of the system. The SWC trusts that funds will be available for maintenance and repairs to the stormwater system, recognizing that all parts of the system must be in compliance with our State stormwater permit at all times.

Jim Craig, Dan Church and Bill Bryan