

Beachwalk BOD Meeting Minutes-June 13, 2017

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

Homeowners present: Gail Morris, Eugene Lisewski, Lee & Pat Brennan, Walt Jankowski, Kate Shorten, Jackie Wiebe, Mike Vukelich, Bill Mahon, Mike Gentile, and Gary Stickley. Cindy Snead was present from Network.

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

Bill Bryan (President) asked for approval of May 2017 meeting minutes. Motions were made/seconded to approve and passed unanimously. Bill asked for approval of financial information for March, April, and May 2017. Motions were made/seconded to approve and passed unanimously (see attachments #1, #2, and #3).

Committee Reports

Architectural Control Committee: Lee said the committee had nothing new to report.

Communications Committee: Rick was not present. No report was given.

Facilities/Maintenance Committee: Joe Truelove reported that the pool pump motor had been replaced under warranty, dolphins have been repaired so that water flows properly, wiring has been completed for new club house kitchen disposal and on demand water heater. Repairs have been made to club house commons west property line fence with Sonny Point.

Financial Committee: Mike Wood said the finance committee is in process of developing "procedures and physical properties" for our finances. They are expected to be completed by the July BOD meeting. Independent auditor is still being considered by the committee.

Landscape Committee: Gail Morris led in a discussion of LC report. (see attachment #4). Bill agreed to contact the TOKB about town tree trimming at Beachwalk encroachment areas and Sunny Point aid along our west property line. Fence maintenance remains a topic of discussion.

Social Committee: Memorial Day celebrations were a huge success. Thanks to everyone who participated and contributed.

Stormwater Committee: Dan reported that our stormwater repair project has been completed. We will continue to monitor the SW system as it settles in for operational issues. Thank you for your patience, cooperation, and understanding during this long process of improvement. Maintenance of aquatic and shore line plants by our landscape remains an issue. Grates at D1 & culverts under Fifth Avenue should be monitored and maintained.

Unfinished Business: Mike Wood was asked to provide a letter to BOD disclosing status of Stormwater funding. Mike was also asked to follow up on hiring someone to do an asset maintenance report. Joe said submerged lighting for the dolphin pools is not needed since there is exterior lighting existing at the dolphins.

New Business: Mike Vukelich said an invasive (undesirable) grass is threatening his lawn. It appears not to be an HOA issue at this time but can be brought up at the annual October meeting. Joe says kids are destroying the skimmer flappers at the pool by wrestling them out of the skimmers. If you see this happening please report the incident to Joe Truelove or Mike Gentile.

Meeting Adjourned: Meeting was adjourned at 4:59 PM. Next monthly Board meeting is scheduled for (Tuesday) July 11, 2017 at 4 PM at the clubhouse. Homeowners are encouraged to attend and bring any concerns they wish to address to the Board before the meeting.



(July 11, 2017)

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



(July 11, 2017)

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

Attachments:

1. March Financial Report (1 page)
2. April Financial Report (1 page)
3. May Financial; Report (1 page)
4. Landscape Committee Report (1 page)

Attachment # 1

BEACHWALK

Homeowners Association

Financial Summary

Ending March 31, 2017

	This Month	Year to Date	Budgeted
Income	\$7,513.37	\$40,696.24	\$37,145.00
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Expenses	\$17,656.37	\$30,412.08	
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Checking Account Balance.....\$15,690.03
General Reserve Account.....\$27,400.24
Storm Water Reserve Account.....\$32,608.09

This information has been transferred from Network Realty

Attachment # 2

BEACHWALK

Homeowners Association

Financial Summary

Ending April 30, 2017

	This Month	Year to Date	Budgeted
Income	\$20,993.97	\$61,690.21	\$49,526.67
Expenses	\$8,524.70	\$38,936.78	

Checking Account Balance.....\$26,872.33

General Reserve Account.....\$27,401.04

Storm Water Reserve Account.....\$32,609.26

This information has been transferred from Network Realty Reports

Attachment # 3

BEACHWALK
Homeowners Association
Financial Summary
Ending May 31, 2017

	This Month	Year to Date	Budgeted
Income	\$9,636.04	\$71,326.25	\$61,908.33
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Expenses	\$21,860.31	\$60,797.09	

Checking Account Balance.....\$15,620.02
General Reserve Account.....\$27,401.87
Storm Water Reserve Account.....\$32,610.47

This information has been transferred from Network Realty Reports

Attachment # 4

LANDSCAPING COMMITTEE REPORT

June 13, 2017

The Landscaping Committee continues to be in regular contact via email, phone calls and face to face meetings with LandCare.

We continue to receive concerns and issues from homeowners. We have been addressing them with LandCare and are responding to the homeowners. These issues involve mowing, blowing, pruning of trees and shrubs and weed control in flower beds.

On June 7, 2017 the Service Request System, also known as SRS, was instituted with LandCare. This is a service that is included in the Contract that LandCare provides to developments. Cindy Snead sent a Broadcast Message to Beachwalk Homeowners informing them of the process and provided them with contact information. Cindy will include a hard copy of the Broadcast Message with the HOA Dues Statements Network Real Estate will be sending to Beachwalk homeowners the end of the month.

Bill Bryan is waiting for the two quotes from LandCare on the small parcel of land behind Beachwalk's South Entrance near the brick wall. One quote is to cut back all vegetation and one quote is to remove all vegetation and install Tifway 419 Bermuda sod. The quotes need to be received in the next month in order to present them at the HOA Annual meeting in October of 2017.

The Landscaping Committee is awaiting the BW HOA BOD's response to the email sent to them on April 23, 2017 requesting the trimming of the Bradford Pear trees—one at the South Entrance and two at the Town Hall/Beachwalk property line. They were provided with Kure Beach Public Works contact information.

The Landscaping Committee is awaiting the BW HOA BOD's response to contacting Sunny Point to clear the fire trail behind the fence on the West side of the Beachwalk property lines. An email was sent to Joe Truelove on April 23, 2017 providing him with Sunny Point's contact information.