

Beachwalk BOD Meeting Minutes – November 14, 2017

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

Homeowners present: Gail Morris, Eugene Lisewski, Lee Brennan, Walt Jankowski, Kate & Jerry Shorten, Joe Truelove, Brian Stewart, Karen Atkins, Silas Garrett, and Mike Gentile. Cindy Snead was present from Network.

Bill Bryan called the meeting to order at 4:58 PM at the Beachwalk Clubhouse.

Bill asked for approval of September 2017 meeting minutes. Motion was made/seconded to approve and passed unanimously.

Bill asked for approval of September 2017 financial information (attachment #1). Motion was made/seconded and passed unanimously. Bill asked for approval of October 2017 (year-end) financial information (attachment #2). Motion was made/seconded and passed unanimously.

Committee Reports

Architectural Control Committee: Lee had three actions to report (see attachment #3). He also reminded those present that requests come to ACC through Cindy. He asked that Cindy ask ACC requestors review requirements on the BW website. After the meeting Gene Lisewski agreed to join the ACC committee to replace Jackie Wiebe who has requested a replacement. Discussion was conducted regarding ACC's requirement for a building permit prior to approval without a ruling.

Communications Committee: Rick Morton was not present to provide a report. Lee has agreed to help with posting items on the website.

Facilities/Maintenance Committee: Joe reported light bulbs were replaced at the pool and a faulty light fixture replacement has been ordered. New motor has been obtained, pool umbrella cords and poles have been repaired/replaced as needed. Pool rule sign will be ordered to replace existing broken one. Cindy agreed to work with Joe on exact wording.

Financial Committee: Mike Wood read into record the October 2017 financial summary. (See attachments #1 & 2).

Landscape Committee: Gail Morris discussed LC report (see attachment # 4). Several complaints against the landscaping contractor were discussed.

Social Committee: Kate has nothing new to report. Kate said the clubhouse kitchen on-demand hot water heater is not supplying hot water properly.

Stormwater Committee: Dan reported that the SW repairs are complete including north pond planting of aquatic plants. System needs to settle in. We continue monitoring the system for erosion and operating issues.

Unfinished Business: There was none.

New Business: Some interest was shown to paint Pickleball lines on the tennis court. There was a consensus to defer the painting until courts are re-surfaced. This issue requires HOA approval for funding. Brian and Karen brought landscaping issues to the Board including deep yard ruts from heavy mowing equipment and weed control. The Board will arrange a meeting with LandCare for residents, landscaping committee, BOD, and other interested parties.

Meeting Adjourned: Meeting was adjourned at 6:25 PM. Next monthly Board meeting is scheduled for (Wednesday) December 13, 2017 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.



(December 13, 2017)

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



(December 13, 2017)

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

Attachments:

1. September 2017 Financial Summary (1 page)
2. October 2017 Financial Summary (1 page)
3. ACC committee report (1 page)
4. Landscape committee report (1 page)

Attachment # 1

BEACHWALK
Homeowners Association
Financial Estimated Summary

Year Ending 2017

	Year to Date	Budgeted	Balance
Income	\$148,758.00	\$148,580.00	\$ 178.00
Operating Expenses	\$123,220.00	\$135,121.00	\$ 11,901.00
Expenses	\$123,220.00	\$92,126.26	\$111,376.50

Checking Account Balance.....\$18,248.85

General Reserve Account.....\$36,853.65

Storm Water Reserve Account.....\$23,166.72

This information has been transferred from Network Realty Reports

Attachment # 2

BEACHWALK
Homeowners Association
Financial Summary
Ending October 31, 2017

	This Month	Year to Date	Budgeted
Income	\$21,414.00	\$136,781.00	\$148,580.00
Expenses	\$8,956.47	\$101,082.33	\$123,751.67

Checking Account Balance.....\$31,072.58
General Reserve Account.....\$36,854.90
Storm Water Reserve Account.....\$23,167.51

This information has been transferred from Network Realty Reports

Attachment #3

Architectural Control Committee Report

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

Update of committee activity:

James & Jessica Phillips, 305 N 5th Avenue

9-19-17 Owners requested addition of “crow’s nest”

10-24-17 Owners submitted revised “building Permit” from Town of Kure Beach to include “crow’s nest”. Committee approved.

Hans & Ylva Sjoquist, 130 Settlers Lane

10-5-17 Owners submitted request for stone paver patio. Committee approved.

10-27-17 Owners requested a revision from stone pavers to ground level wood deck. Committee approved.

John & Deb Butler, 514 Surf Drive

10-9-17 Owners submitted request along with “Building Permit” from the Town of Kure Beach to add a wooden patio at rear of their house.

Committee approved.

Respectfully submitted,

Lee Brennan, Chairman

Attachment #4

Landscaping Committee Report

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

Effective October 15 through March 15, 2018 LandCare is on a winter schedule which is servicing Beachwalk every other week.

We continue to receive concerns from homeowners involving turf maintenance, weed control and other service issues.

On September 20 the Landscaping Committee met with LandCare to review the Contract, the Service Schedule for the remainder of 2017 and 2018 and other miscellaneous items.

LandCare informed us that there is another weed that has appeared in our Community-- Kyllinga. They recommended immediately treating the properties for this invasive plant. The treatment was applied in October, 2017.

On November 13 the Committee held a meeting with LandCare to review and discuss an updated Turf Management Schedule for the upcoming year and other miscellaneous items.

New mulch was put in the beds in the common areas and new plantings were placed around the fountains. Some of the plants have died off as a result of chlorine spray from the dolphins. They will not be replaced until the fountains have been successfully repaired.

Rick Morton, Chairman

Gail Morris, Member

Bill Bryan, Member