

## Beachwalk Annual HOA Meeting Minutes-October 15, 2016

A quorum was established with a total of 47 attendees and legitimate proxies.

Call to order was executed at 10:05 AM at the Beachwalk clubhouse followed by the pledge of allegiance, invocation, and welcome/recognition of new homeowners.

Bill Bryan (President) asked for approval of October 2015 meeting minutes. A motion was made/seconded to waive reading and to approve the minutes as presented. The motion passed unanimously.

### Committee Reports

Architectural Control Committee: Lee Brennan presented report, (see Attachment #1).

Communications Committee: In Gary's absence Rick Morton gave a status report of the Beachwalk web site. It is functioning well and being used by many.

Financial Committee: Joe Truelove reported that the HOA has total assets in the amount of \$345,590. This includes \$25,000 in checking reserve and \$255,855 remaining available for the current Stormwater repair project.

Landscape Committee: Bill Bryan reported that \$77,700 will be proposed in the budget to fund Landcare, our new landscape contractor. The proposed landscape contract has been refined over several months and now includes suggested changes from many homeowners.

Recreational Facilities/Maintenance Committee: Joe reported that all 2015 budget items have been completed except painting of the three columns on the front porch of the clubhouse.

Social Committee: Kate Shorten reported that the old barstools have been replaced/discarded. She offered a recap of the year's events saying they were well attended and successful.

Stormwater Committee: Jim Craig reviewed the events of the past year affecting the Stormwater repair project. The repair contractor is now on site having completed most of the work required on the south pond and outflow ditch D5. Next work area includes inlet ditch to the north pond and removal of north pond sediment. Gail Morris read into record a complaint concerning the relocated Town of Kure Beach road drain into the south pond saying it is causing crawl space flooding at her residence (see attachment #2). Jim responded that this accusation is untrue.

Budget Review: Bill reminded homeowners that the budget should be approved in three parts (operating budget, capital improvements, and Reserve funding). A motion was made/seconded to approve the operating budget as presented and passed by unanimous acclamation. Capital improvements were voted to be approved by line item as follows:

Wiring of on-demand water heater for kitchen approved.

Purchase of garbage disposal for kitchen approved.

Signs at canals warning of trespassing and alligator dangers approved.

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Hydraulic handicap pool access device was NOT approved.  
Purchase of additional table and umbrella for use at the pool was NOT approved.  
Reserve funding was not recommended.  
A copy of the 2017 budget and capital improvement items are attached (see attachment #3).

George Schierle was elected as a new Board member by ballot.

Meeting Adjourned: Meeting was adjourned at 12:23 PM.

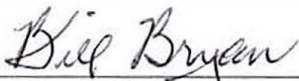
Hugh Cannon and Robert Slugg asked that the meeting be extended to include old/new business and spoke of concerns related to the Board's requests to repair/replace the wooden perimeter fence on the East side of Robert's property on Fifth Avenue. No conclusions were reached. The participants were encouraged to bring the matter to a regular Board meeting as part of an agenda.

The next regular monthly Board meeting is scheduled for (Tuesday) November 8, 2016 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.



(November 8, 2016)

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



(November 8, 2016)

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

Attachments:

1. ACC Report (1 page)
2. Gail Morris complaint (1 page)
3. Operating budget and capital improvement items (2 pages)

## **Attachment # 1**

### **AAC Report for the Annual Meeting October 15, 2016**

ACC Design Guidelines were approved by Homeowners ballot, and approved by the BOD at their meeting on March 8, 2016.

**Homeowner Packet** consisting of: **Declaration of Covenants** (Article 13, **Architectural Standards and Design Guidelines**), **Property Use Restrictions**, **Architectural Committee Design Guidelines** and **Beachwalk Request for Architectural Modification Form** was approved by the BOD at their meeting on April 19, 2016. Protocol for the Architectural Control Committee was approved as revised at the BOD Meeting on May 10, 2016.

Request for Modifications received and approved:

#### **March, 2016**

134 Settlers Lane, Peter & Margaret Hoyer, painting exterior doors and brick.

#### **May, 2016**

134 Settlers Lane, Peter & Margaret Hoyer, add rear deck staircase

#### **June, 2016**

510A Surf Drive, Sylvia Howard, Screened Patio Enclosure

304 Settlers Lane, David Duffrin, Sunroom Enclosure

#### **September, 2016**

514 Surf, Janet Salvi, park a small dumpster in driveway for a week or so

Respectfully submitted,



Lee Brennan, Chairman

Bill Bryan, ACC Liaison

Jackie Wiebe

Mike Gentile

## **Attachment # 2**

Stormwater Management concerns of Eugene Lisewski, Jr. and Gail Morris read at the Beachwalk HOA Annual Meeting October 15, 2016.

We own and reside at 511 Surf Drive in Beachwalk on the North end of the South retention pond which is currently under construction as part of the Stormwater Management Project. During the last two heavy rains of approximately 7 inches and 4 inches there were 5 inches and 2 inches of water respectively in our crawlspace. We attribute this to the re-routing of the Settlers Lane street drainage pipes and inadequate pond drainage.

The two smaller pipes originally in D5 poorly drained the Town Hall property and Settlers Lane resulting in excessive flooding and pooling of water in these areas. They were sealed off, and a larger 12 inch pipe was installed routing the flow of water directly into the South pond. As a result there is a greater volume of water entering the pond without increasing outflow.

Ours is not the only home experiencing water & flood issues.

The current remediation of the Stormwater Management System will not correct these concerns. What is being done now solely addresses the State's environmental requirements.

The original plans for the South pond during its developmental phase included a spillway, however it was never implemented.

We are proposing an additional pipe or two in the bank of the South pond to Ditch D5 to act as a spillway during heavy rain and high flood levels to increase the pond's outflow. This will not impact any of the State's requirements and will assist in keeping the water from submerging some roadways during significant rainfalls. We recommend doing this now while construction is in progress.

The current 30 inch outflow pipe to the Cape Fear River is a constriction in the system, and it is the Town's responsibility. This pipe will remain in place for now as the Town has no plans to replace it.

While construction is in progress and equipment is in place we feel we need to overcompensate the outflow in anticipation the Town will eventually increase the size of their current 30 inch drainage pipe. This will avoid additional work and needless expense to the Beachwalk homeowners in the future.



### Attachment #3

FY 2017 Approved Beachwalk HOA Budget			
ITEM #	Proposed Budget FY16	Approved FY17 Budget	Assessment per Qtr.
<b>SECTION 1 – OPERATING EXPENSES</b>			
300	Management Fees	9,000	26
301	Flag Expense	275	1
302	SW System Routine Contracted Maintenance	4,000	12
303	Meeting Expenses	75	0
304	Social	1,000	3
305	Other Expense	3,000	9
306	Office Expense	1,200	4
307	Pest Control	500	1
308	Club House Supplies	500	1
309	Telephone	650	2
310	Grounds Maintenance (Contract)	77,700	229
311	Club House/Cabana Cleaning	1,800	5
312	Pool Service Contract	5,728	17
313	Chemicals & Supplies	4,488	13
314	Electricity	10,000	29
315	Water, Sewer & Trash	2,080	6
316	Bank Charges	125	0
317	Legal & Accounting	5,000	15
318	Insurance	8,000	24
319	Web Site	0	0
	<b>Subtotal</b>	<b>135,121</b>	<b>397</b>
	<b>Facilities Maintenance Expenses</b>		
501	Pool & Fountain Repairs	7,320	22
502	Common Area Maintenance	3,445	10
	<b>Subtotal</b>	<b>10,765</b>	<b>32</b>
	<b>Section I Subtotal</b>	<b>145,886</b>	<b>429</b>
<b>SECTION 2 - CAPITAL IMPROVEMENT PROJECTS</b>			
701	a. Previously Approved Projects		

701.1	1. Install electric wiring. Kitchen for on-demand unit \$1,000 budgeted in FY15. Kitchen unit installed 2016.	1,000	3
702	b. FY17 Projects		
702.1	2. Purchase/install clubhouse garbage disposal	780	2
702.2	3. Three signs - No trespassing/Beware of Alligator	181	1
702.3	8. Build awning over cabana doors.	655	2
	<b>Section 2 Subtotal</b>	<b>2,616</b>	<b>8</b>
		<b>148,502</b>	<b>437</b>