

Beachwalk BOD Meeting Minutes-September 13, 2016

Board members present: Bill Bryan, Pat Brennan, and Mike Wood

Homeowners present: George Schierle, Kate & Jerry Shorten, Lee Brennan, Walt Jankowski, Don Morrow, and Gary Stickley. 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 August 2016 meeting minutes. A motion was made/seconded to approve and passed unanimously.

Adoption of the July 2016 financial information was deferred until next meeting.

Committee Reports

Architectural Control Committee: Lee Brennan presented report, (see Attachment #2). Discussion of action taken at 509 A Shell Avenue was deferred until next meeting.

Communications Committee: Bill reported that Rick Morton has extended domain for Beachwalk HOA.Net until October 2018, expecting to be repaid \$140. Invoice will be presented at October annual meeting.

Financial Committee: Mike reported in Joe Truelove's absence that our cash assets are \$308,017 including \$25,000 in reserve leaving \$283,017 in Stormwater reserve. Cindy reported that 6 homeowners are in default of payment for the second Stormwater assessment and will receive lien letters.

Landscape Committee: Bill Bryan reported that \$77,700 will be proposed in the budget presented at annual meeting for landscaping. Much discussion followed concerning features in the new contract. Cindy and Mike Wood will formulate a cover letter and detailed explanation of the items included to be sent to HOA members before the annual meeting.

Recreational/Maintenance Committee: Cindy reported in Joe Truelove's absence that the south entrance dolphins have been turned off for maintenance. Water bill increase is being investigated to determine if a leak exists.

Social Committee: Kate Shorten reported that the old barstools have been discarded. Some form of refreshment will be planned for the annual meeting.

Stormwater Committee: Bill presented report (see attachment #1) in Jim's absence. Work has begun with contractor equipment being brought to the south pond and operations will begin, weather permitting.

Unfinished Business: Discussion of fence letter for 314 North Fifth was tabled and will be brought to Board Executive session.

New Business: Cindy reported that the State has denied our request to relocate the alligator in our stormwater system stating that during their visit the alligator showed no aggression toward them. Cindy will re-apply for relocation.

Meeting Adjourned: Meeting was adjourned at 5:16 PM. Next monthly Board meeting is scheduled for (Tuesday) November 8, 2016 at 4 PM at the clubhouse. Annual HOA Meeting is scheduled for Saturday, October 8, 2016. Homeowners are encouraged to attend and bring any concerns to the Board before the meeting that they wish to address.



(October 8, 2016)

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



(October 8, 2016)

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

Attachments:

1. Stormwater Committee Report (1 page)
2. ACC Report (1 page)

Attachment # 1

Stormwater Committee Report, September 13, 2016

Beachwalk experienced a heavy rainstorm on 9/2/16 that pushed the limits of our stormwater system. We received 7 to 9 inches of rain in less than a 24-hour period. Based on historical data, this represents a storm that would occur every 10 to 25 years, although we experienced a similar storm less than a year ago (October 2015). Water levels rose 4 feet above the permanent pool level and flooded into roadways for several hours. The recently re-routed drainage pipe along Settlers Lane worked fine and there was minimal flooding in this area.

Beachwalk residents should understand that the renovation project will not increase the capacity of the system to handle storms of this size, and future storms could occur at more frequent intervals than

regulations and improve some of the original design weaknesses in the system. But there are two major factors that affect water entering and leaving the system which are out of our control. At the upstream end, 40% of the runoff into our system comes from Kure Dunes. Our system was designed to handle Kure Dunes' water under normal conditions (< 4 inches rainfall), but larger storms could quickly overload the capacity. The second major factor is the Town's outlet pipe at the downstream end of the system. The limited capacity of this 30-inch diameter pipe constrains the flow of water out of the system, resulting in higher water levels for longer times. Unfortunately, we do not expect the Town to address either of these conditions until flooding causes significant property damage.

The storm in early September is also blamed for the delay in starting construction work on the stormwater project. Pre-construction activities continued in August, such as custom pipe orders and coordination with the Town. The road drain pipe was relocated along Settlers' Lane and into the South Pond. It is our understanding that the Town has contacted Landscapes Unlimited re-sod the easement, but we have no firm date when this will be done. The HOA has contracted to relocate the alligator, but other critters will have to migrate away or live in deeper parts of the ponds during construction. No project funds are allocated for collecting and relocating turtles and fish. We are discussing how and when to remove the fountains and electrical cables from the ponds prior to excavation work.

The SWC has been told that visible work on the project will be evident this week, including moving materials to the staging area on the Sandman lot; survey staking; and clearing obstacles from easements. Shortly thereafter, we expect heavy equipment operations to occur in this order: excavation and pipe installation in D5; draining and excavating the South Pond; pipe installation and filling of D2. If this schedule is met, operations to drain and excavate the North Pond will start by mid-October. The contractor plans to complete the project in 3 months (in November).

We have tried to keep Beachwalk property owners informed about the status of the project and any impacts. We appreciate the efforts by homeowners who have re-directed their downspouts. Thank you all for your patience in waiting for this important project to begin.

Jim Craig, Dan Church and Bill Bryan

Attachment # 2

Beachwalk HOA Board of Directors Meeting September 13, 2016

Architectural Control Committee Report

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

Update of committee activity:

Approved request from homeowner at 514 Surf, Janet Salvi, to park a small dumpster in driveway for a week or so some time after Labor Day.

Respectfully submitted,



Lee Brennan, Chairman

cc: Dan Church, Secretary