

BEACHWALK BOARD OF DIRECTORS
2024

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BEACHWALK ANNUAL HOA MEETING MINUTES – DECEMBER 16, 2023

The meeting was called to order at 10:00 a.m.

It was determined that the quorum was obtained to hold the annual meeting.

The meeting began at 10:10 a.m. with the Pledge of Allegiance.

Cindy Snead said that the last sheet of the package contains the Ballot for voting. Ed and Karl were appointed after the last meeting and are shown down below on the Ballot sheet.

George Schierle asked if homeowners are voting on a \$5,000 increase or the Reserve as it exists today? The board stated that we are voting for the increased Stormwater Reserve as stated in the proposed budget.

Tracy said that the Assessment was left off the Ballot and should be included. Write it on the bottom of the Ballot sheet and indicate "Yes" or "No".

Michael stated that the previous meeting lasted over two hours. He suggested that homeowners' issues not adequately addressed at this meeting will be noted and discussed further at an additional meeting.

The 2022 Annual Meeting Minutes were voted on and approved.

Social Committee (Patty Strauss): The Committee has had some exciting events: the Snowball party, Bonfire gathering, Happy Hour at Jack Mackerels, Happy Hours at the Beach as well as a Labor Day and a Pool party. The committee also prepares welcome baskets that include information relating to the Beachwalk community and presents them to new homeowners.

Maintenance Committee: Gene Lisewski presented the monthly report for December. Tracy noted that the Maintenance Committee saved the HOA a lot of money and thanked the members for all their work. Ed said through August the Maintenance Committee saved Beachwalk over \$5,000. Maggie stated that the work the committee has done should be more publicly acknowledged. Gene said that monthly reports are posted to the website. The Maintenance Committee currently has four members, and can use more help.

Stormwater Update (Jim Craig): O \$300,000 was spent in 2016 on Stormwater compliance for ponds and ditches required by the State. Now it is our responsibility. Beachwalk is in maintenance mode. The system is 25 years old. There is erosion and other issues that we are responsible for. Small items we coordinate with landscapers. We are working towards having a \$50,000 reserve. We had to spend \$24,000 for a pipe sleeve and are now at \$17,000. Being that the water is low, erosion has become an issue. There are more than \$17,000 worth of projects. The culverts are corroded and the road is sinking in. In the February/March timeframe the cost may be \$85,000 which the Town or State can require us to pay. It is important to have funds in the Stormwater reserve. If something needs to be done, we may have an assessment which does not require homeowners' votes. Gene questioned why homeowners whose water dumps onto 5th and also the Town's which dumps onto Settlers pay for their contributions to our stormwater? Jim responded that the Stormwater committee is attempting to meet with the Town to discuss this.

ACC Committee (Michael Reives): There was minimal activity. They will reconvene the first of the year to get ACC procedures up to standards.

Finance (Hans Sjoquist): There will be no increase in dues. The cost for grounds maintenance is lower due to the Sandman lot being taken over by the Town. Legal and accounting is down \$2,000. October and November reports were late being posted due to an administration issue at Network. This matter has been addressed. November's information was done yesterday. We are within the budget for the year. Jim recommended looking for a better interest rate elsewhere. Hans will check into this. George suggested moving the excess into the cash reserve. Tracy said that the Town took over maintenance of Sandman. There is stormwater involved in D1. She is working with the Town to contact Charlie Miller who has money available and is working on funding this. Jim said that the Town will mow, maintain and monitor the property.

The candidates running for positions on the board introduced themselves and provided background information.

The attendees voted on the following items:

Approval of 2022 Annual Minutes: 40 Yes

Approval of 2024 Budget:

Common Operating Expenses: 41 Yes and 1 No

General Reserves: 41 Yes and 1 No

Stormwater Reserves: 30 Yes and 11 No

Capital Improvement Special Assessment: 26 Yes and 12 No

Election of Directors: 42 for Michael Reives, 39 for Hans Sjoquist, 14 for Julie Farris, 41 for Ed Strauss and 34 for Karl Hespeler. There were no Write-in Candidates.

Old Business: Tracy said that some homeowners agreed to donate towards the purchase of pool table umbrellas. Some funds did not come in. The umbrellas were purchased. The board has donated their money to pay for the umbrellas. Only table tops are needed which Maintenance will pay for.

Margaret Duffrin previously brought up water aerobics at a meeting and was told it was an issue with insurance. Brightmore has a disclaimer one can sign. We should do this too. In the past couple of years there are new rules regarding who is using the pool and how many people are there at one time. She also brought up the condition of the clubhouse. While she appreciates what Scott and Gene have done, a lot more needs to be done. She and Maggie Hoyer have been working the last 4 or 5 years on obtaining the cost of flooring and furniture for the clubhouse. In the past she and Maggie have presented to the board their desire to have the clubhouse updated.

Norma Craig wants the flags up. Tracy said that the current flags were tattered and taken down. The budget has been increased to cover the cost of new flags.

Julie Farris's request to discuss the pool was deferred by the board until the next meeting. Tracy strongly suggested that homeowners attend the quarterly meetings. Attendance has been minimal. The board will establish quarterly meetings in January and notify the homeowners of the dates.

Dave Duffrin: He checked and there are no Proxy limitations per the State of North Carolina. On the topic of communications, he sent out a memo on six types of communications. Kure Beach has Nextdoor. We should have something similar for Beachwalk. Tracy said that Network has a new system with this capability and people can opt in or opt out. Patty stated that the Social Committee started a Beachwalk Facebook page in 2022. Currently there are 19 people on it. The Facebook page is "Kurebeachwalkneighbors". Feel free to go there. Dave said that something proactively needs to be sent to Beachwalk homeowners. Tracy will do so.

Gene said that Pool Professionals was paid in full for this year. The contract was cancelled, and they refuse to issue us credit. Beachwalk needs to recover the funds for services not received.

Jim stated that the Town has temporarily suspended the stormwater project behind the homes on Settlers.

New Business: Barbara Harding sent several recommendations to the board and has not heard back. The board indicated they were not aware of her issues. They have since identified a breakdown in communications and have rectified the problem. Future recommendations should be properly handled.

Walt Jankowski inquired about the proposed bike path. Ed Strauss (Steering Committee member) said there is nothing new.

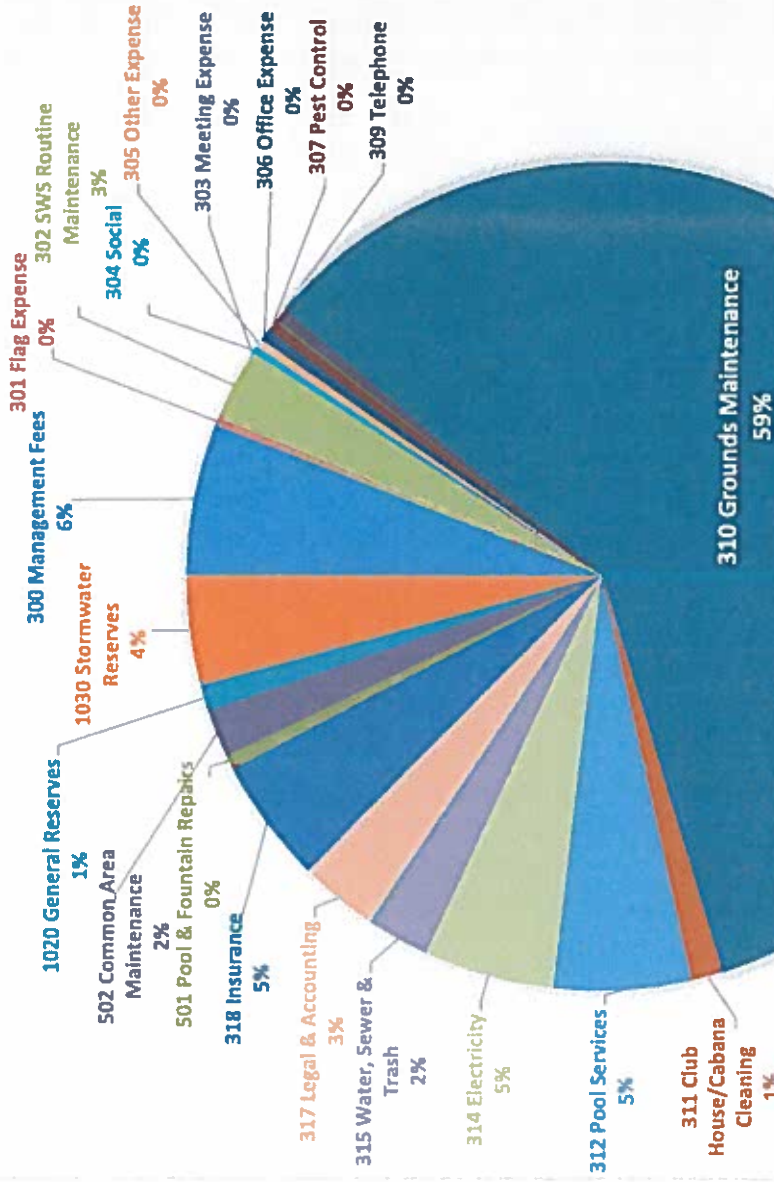
Patty informed everyone that a Holiday party is planned for December 30th. There will also be a special event in February.

The meeting adjourned at 11:10 a.m.

Proposed BW HOA Budget for 2024

Proposed 2024 Budget broken down per Home Owner (HO) per Year and per Month

BW PROPOSED BUDGET 2024



Common Operating Expenses	Per HO/Year	Per HO/month
300 Management Fees	113	9.44
301 Flag Expense	6	0.49
302 SWS Routine Maintenance	54	4.49
303 Meeting Expense	-	-
304 Social	6	0.49
305 Other Expense	6	0.49
306 Office Expense	9	0.74
307 Pest Control	8	0.63
308 Clubhouse Supplies	3	0.25
309 Telephone	9	0.74
310 Grounds Maintenance	1,137	94.72
311 Club House/Cabana Cleaning	24	1.96
312 Pool Services	103	8.58
313 Pool Chemicals & Supplies	-	-
314 Electricity	98	8.14
315 Water, Sewer & Trash	47	3.92
316 Bank Charges	1	0.07
317 Legal & Accounting	59	4.90
318 Insurance	94	7.84
319 Website	2	0.15
501 Pool & Fountain Repairs	9	0.74
502 Common Area Maintenance	36	2.99
1020 General Reserves	20	1.67
1030 Stormwater Reserves	82	6.86
TOTAL	1,923	160

Dues/Qtr >>>>>>>> **481**

BeachWalk 2024 Approved Budget

Common Operating Expenses		Annual Expense
300	Management Fees	\$9,630.00
301	Flag Expense	\$500.00
302	Stormwater Routine Maintenance	\$4,580.00
304	Social	\$500.00
305	Other Expense	\$500.00
306	Office Expense	\$750.00
307	Pest Control	\$640.00
308	Clubhouse Supplies	\$250.00
309	Telephone	\$750.00
310	Grounds Maintenance	\$96,613.00
311	Club House/Cabana Cleaning	\$2,000.00
312	Pool Services	\$8,750.00
313	Pool Chemicals & Supplies	\$0.00
314	Electricity	\$8,300.00
315	Water, Sewer & Trash	\$4,000.00
316	Bank Charges	\$75.00
317	Legal & Accounting	\$5,000.00
318	Insurance	\$8,000.00
319	Website	\$150.00
501	Pool & Fountain Repairs	\$750.00
502	Common Area Maintenance	\$3,045.00
Total Common Operating Expenses		\$154,783.00
Reserves		
1020	General Reserves	\$1,700.00
1030	Stormwater Reserves	\$7,000.00
Total Reserves		\$8,700.00
Total FY2024 Budget		\$163,483.00

Dues/Qtr >>>>>>>>

\$481.00
