**Beachwalk at Kure Beach**

**MINUTES OF BEACHWALK BOARD OF DIRECTORS MEETING, June 15, 2023**

**In attendance:**

**Board of Directors** Tracy Mitchell, Michael Reives, Ed Strauss.

 **Property Manager** Deedee Greene

**HOA Members** Jim Craig, George Schierle, Gail Morris, Patty Strauss, Norma Craig, Mr and Mrs. Duffrin

**Absent Board Member:** Karl Hespeler, Hans Sjoquist

Call to order at 4:01pm.

Michael Reives moved to accept the February 21, 2023 minutes as submitted.

Motion Seconded by Ed Straus.

**PUBLIC COMMENTS:**

* Solar Panels – on 205th Ave N. Discussed the approved location for the project
* Board of Directors Meeting Minutes – Discussed having the minutes (Draft) posted ot the website as soon as possible for homeowners to review. Noting that it will be published prior to approved minutes.
* Common Area use by members and non-members – Discussed with members the appropriate use of the common areas and how the guidelines will be reviewed and updated to reflect current practice to not put added burden on homeowners or impact the property value of the Beachwalk community. The Board noted that they would continue to do the due diligence needed to be good Stewards of Beach Walk and the HOA.

**REPORTS:**

**Architectural: No Report**

**Michael Reives (Chair)** request the Board to approve a sub-committee to be formed to review the current guidelines for ACC, Local, State and Federal Laws and make recommendations where needed to continue to comply with Laws and maintain the Visual Harmony of the Beachwalk community.

Board Approved

**Maintenance (Gene Lisewski) – Gail Morris, read the report.**

Discussion about tables and the need to review prior to being trashed. The maintenance team has been doing a great job of repairing equipment to extend its useful life.

**Landscape (Deedee Greene)** Turf treatment was postponed until 12Jun. Next treatment will be scheduled for September and then in December. If any homeowner wants to Opt. In/Out of Lawn Care there is a form on the website that will need to be filled out and turned in to DeeDee.

Discussion about lawn care not meeting expectations please contact Network (DeeDee) and LU/President of HOA/ACC Chair will collectively review and discuss action plans. Maintenance committee will purchase “No Trespassing/No Fishing” sign and post around the ponds.

**Stormwater (Jim Craig) Jim Craig submitted Stormwater report.**

Discussion pertaining to the condition between the North and South Pond. Consistent Clean up is required by LU. The other actions to address some of the violations will need ACC review.

LU, President of HOA and ACC Chair to review violations.

**Treasury Report (Hans Sjoquist) DeeDee reported out in Hans Sjoquist absence.**

Discussed the following cost items: Insurance, Pool cost (savings), water/sewer/trash and expect Electricity to continue to rise.

**Key Cards (Tracy Mitchell)** Discussion of the abuse of the pool cards. Need to ensure no family is lending their pool cards out. Homeowners are responsible for the guest that are using common areas specifically the pool, club house and cabana.

**Bylaw/Covenant review update (M. Reives)**

No update

**Pool updates**:

Discussion on pool, clubhouse, tennis courts and cabana utilization that 10 or more people using these areas need Board approval.

Motion to remove the blanket pool authorization. Motion Seconded by Ed Straus. There will no longer be a blanket approval for common area use. If a homeowner wants to reserve any of the common areas for a specific purpose, they will need to initiate an intended use application for each day and time that they will need to use it. This was a reiteration of the guidelines that are currently in place now.

**TOKB Updates: Madame President Discussed……..**

**Drainage easement:** Jim Craig provided updated map of stormwater. The town of Kure Beach will keep the permit. West Banks and East Banks need to be reviewed. There are several violations and the ball park fix will cost and estimated $20,000.

**TOKB/BW Park Project update:**

Moving forward.

**Directors updates. No updates**

Adjourned

Motion to Adjourn (Michael Reives)

Seconded by Ed Straus @ 5:28pm