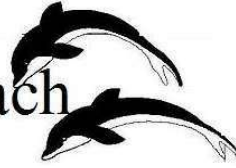


Beachwalk at Kure Beach



MINUTES OF BEACHWALK HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING, 15 March 2022

In attendance: Board of Directors; Tracy Mitchell, Gene Lisewski, Jim Craig, Scott Garwicki and Cindy Snead (Network Realty); HOA members: Gail Morris, George Schierle, Bill Bryan

Call to Order: 5:00 pm

Committee Reports, summaries:

Architectural (Tracy). 310 N 5th (Cuneo), exterior painting, Approved; 504 N 5th (Gentile), solar panels on roof, Denied; 202 N 5th (Carroll), landscaping, Approved; 205 Settlers Ln (Strauss), landscaping, Approved; 222 N 5th (Bertram), landscaping, Approved; 524 N 5th (Jourdan), fence, Approved;

Maintenance (Gene and Scott). Replaced batteries in pool gate lock and club house lock; HVAC in clubhouse has been repaired; replaced light bulbs on pool deck.

Landscape (Cindy). Severe pruning is nearly complete; first turf application applied 2/21 and 2/22; tree and shrub fertilizer will be applied in April-May; Discussion about LandCare responsibilities for maintaining Common Areas and easements. Plan another walk-through with Todd.

Communication (Tracy). Tracy is publishing monthly newsletters and coordinating with Megan to post items on Beachwalk website.

Financial (Hans, George and Mike). George Schierle and Mike Wood have joined Hans to form a new Finance Committee. A simplified summary of financial information will be published on the website monthly (see attached sheets for January and February). A detailed spreadsheet will be compiled quarterly. Mike and George are working on a financial audit for 2021.

****The BOD requests HOA members to staff our Architectural Committee. Until a committee is established (minimum of two owners and one BOD member), the BOD will continue to review applications for exterior alterations to properties.****

New Business

Geese concerns: The BOD urges residents to discourage geese from nesting and becoming established in Beachwalk. The next few months are critical to avoid many problems throughout the summer. Physically harming waterfowl is illegal, but harassing is legal. Please do not feed any wildlife!

BOD meeting frequency: The Board will try to hold Regular meetings on a monthly schedule. Usually this meeting will be at 4:00 pm on the second Wednesday of each month. We also intend to send notices by email and the website with the meeting agenda. Property owners are encouraged to attend and will be given time for comments regarding HOA business items on the agenda.

MOTSU project update: No decisions have been made by the military regarding this land drainage project. It is unlikely that construction will occur before this summer.

Kure Beach Bike Path: A master plan has recently been published on the TOKB website with detailed options for improving access through this area. All Kure Beach residents are encouraged to read and comment on this plan. The Town Council is strongly influenced by public comments, so let your opinions be heard soon!

TOKB-BW pipe project: This project involves installing a cured-in-place-pipe (CIPP) liner inside of the drain pipes between Beachwalk and the large open ditch along K Ave. This will extend the life of the existing concrete pipes and increase water flow out of our stormwater system. The contractor is trying to complete the job in the next week or two. Beachwalk is committed to a proportional share of the costs. When the final project cost is known, the Board will determine how to balance the spending and replenishing our Stormwater Reserve Fund.

TOKB Sandman Plan: The Town has announced that they are seriously considering a plan to construct a park on the Sandman lot. The decision to convert this unused area into a park, rather than sell it for housing development, is based on a public survey last year. We are obviously affected because the Sandman lot borders the north side of Beachwalk. **Action item: the BOD approved a Motion (4/0) to authorize Tracy to pursue discussions with the Town officials regarding their plan for a new Park.**

Greenspace Common Area Survey: The recent survey showed an overwhelming support for including our Common Area lot into the Town's new park. The results will be sent to all Beachwalk property owners. At the present time, there are many questions that need answers before our HOA will commit to this use of our Common Area. The Board intends to hold a meeting to discuss the Park Plan when more details are known. We are hoping to schedule this meeting in April.

Adjourn: 5:50 pm

Jim Craig, Secretary