

**MINUTES OF BEACHWOOD PLACE
BOARD MEETING**

January 22, 2019 – 6:02 PM to 7:15 PM Eastern Time

Participants

Rosanne Ball – President

Jack Doornbos – Treasurer

Brian Boutwell – Member at Large

Jonnie Ghetti – Member at Large

This meeting was held via Spiderphone.

President Rosanne Ball called the meeting to order at 6:02 PM EST.

➤ **MINUTES**

The November meeting minutes were approved.

➤ **TREASURERS REPORT**

➤ We have \$139,219 cash on hand as of December 31, 2018

- \$53,057 in operating budget (Min required at this point this year is \$25,000 for this year)
- \$84,606 in reserve funds
- \$181 in receivables
- \$1737 in prepaid monthly assessments

➤ Expenses for Dec

- Dec was right on budget on operating expenses
 1. No major delinquencies
- YTD we are positive \$4071 to budget
 1. We were over on Utilities by \$1200
 1. Water was the main issue with the added grass
 2. Landscaping was under (\$4300) – probably timing more than savings
 3. Irrigation was under (\$1500) – no repairs this year
 4. Repair and Maint was over \$2000 – mostly general and a result of hurricane damage primarily

➤ Major expenses pending

- Window replacement in 2H- \$2500 (est)\$4000 paid in Jan. Determining owner responsibility
- Window replacement in 1G - \$2500 (est)
- Parking lot drainage - \$5300- paid in Feb



OLD BUSINESS

- Landscaping – Jonnie is meeting with Woody on 2/15 to see what we can do about filling in around the beach gate with plants.
- Delinquencies – None
- 2H & 1G Window issue – We do not yet know the breakdown of owner vs regime as to the window replacement costs. Each owner has their own contractor.
- Asphalt – The drain has been installed and we will see what it is like after a hard rain.
- Pedestrian Gate-needs repair – Still waiting for follow-up by Beth
- Gutter seam repair – Still waiting for follow-up by Beth
- Saturday janitorial costs – Jack to contact Beth
- Trash Container sign – Still waiting for follow-up by Beth
- Still need new board member to replace George Read – We will do it at the annual meeting

NEW BUSINESS

- Beth Deihm is our new ASI contact
- Motorcycle inquires from potential buyer – We need to change the wording to our 2019 Rules and eventually update our By-Laws
- Gate Code – We decided to change it just before the July 4th weekend
- Dunes Trimming – They are over trimming and leaving it too bare around the gate.
- Budget – Discussion was held, and in order to make our budget, the board agreed to raise the Regime Fee to \$565. New coupon books will be mailed out to the owners.
- 3G Window issues – Beth to have ASI check on it
- Gray's – They will put out a proposal to disconnect the surge protectors, as they are burnt out

The next meeting is scheduled for February 25th at 6:30PM

The meeting was adjourned at 7:15PM.

Respectfully submitted,

Rosanne Ball
Acting Secretary