

**MINUTES OF BEACHWOOD PLACE
BOARD MEETING**

January 24, 2018 – 6:30 PM to 7:15 PM Eastern Time

Participants

Rosanne Ball – President

Jack Doornbos – Treasurer

George Read – Vice President

Brian Boutwell – Member At Large

This meeting was held via Spiderphone.

President Rosanne Ball called the meeting to order at 6:30 PM ET.

I. MINUTES

- The December meeting minutes needed a correction before approval.

II. TREASURERS REPORT

III. We have \$114,319 cash on hand as of December 31, 2017

- a. \$50,246 in operating budget (Min required at this point this year is \$30,000)
- b. \$62,533 in reserve funds (includes \$440 in Vending. \$12,272 was taken from reserves for leveling)
- c. \$595 in receivables
- d. \$2135 in prepaid monthly assessments

IV. Expenses for December

- a. December was Negative \$5014 to budget on operating expenses
 - i. No concerns on delinquencies
 - ii. Repair and Maintenance was over by \$4200
 1. Storm repairs to 1G \$1800
 2. Rewired an entry pad \$1300
 3. Elevator contract was budgeted in Nov and paid in Dec \$1000
 - iii. Janitorial had a \$1700 charge (Replace exit signs per fire marshall)

V. Expenses for Full Year

- a. 2017 was over budget by \$7,231
 - i. Repair and Maintenance was over by \$14,600
 1. Pumping expense and repairs to 1G (\$10,000 over budget)
 2. Elevator Repair (\$4000 over budget)
 3. Every other category was at or below budget, so we covered \$7000 of the overage (Ins was \$4200 under)

VI. Reserve Account

- a. The storms took a \$14,000 toll on the reserve account. This has no impact on the account until 2022. If we make all the projected repairs along the way,

we will not have an assessment of \$2650/unit to replace the entry gate and paint the building (We have a \$20k cushion in Operating Budget at year end)

VII. Major expenses pending

- a. Pumping of flooded area in front \$3200 estimated
- b. \$4500 for pruning and pine straw
 - \$4500 for pruning and pine straw (Nothing budgeted – budget exhausted)

VIII. **OLD BUSINESS**

- Landscaping - No Report
- Signs - New signs have not been installed.
- Delinquencies – No Report
- New Owner's Package - Has not been done.
- Gate Guard – Rosanne will direct Craig to contract for security services
- 1G water issues – Done
- 2H window issues- It was determined that the windows are the owner's responsibility.
- 3F repairs – New Versions repaired to the satisfaction of 3F owners and then dealt with worker issues with Mr. Yattoni.
- 2 new umbrella tables – Craig to follow up
- Sprinkler head repair – Craig to follow up
- Termite Inspection – Orkin should do it in January
- Spray Foam – Follow up with Craig
- Window Replacements – We will wait until 2H has their repair
- 3F Slider – Needs a new slider & screen door – Jack to follow-up with owner
- Kaba Door Locks – Jack will get info to us (see new business)
- HVAC Drain lines – Quarterly cleaning needs to be done by the owners, as it is not in the budget.

IX. **NEW BUSINESS**

- New Versions
- 1G Door lock suggestions
- 1st Floor dryer
- Spectrum digital boxes
- Pool chairs need cleaning
- Gate issues

The next meeting is scheduled for Wednesday, January 24th at 6:30PM

The meeting was adjourned at 7:43PM.

Respectfully submitted,

Rosanne Ball
Acting Secretary