

**MINUTES OF BEACHWOOD PLACE  
BOARD MEETING  
January 20, 2021 – 4:00pm Eastern Time**

Participants

Rosanne Ball - President  
Jack Doornbos - Treasurer  
Eileen Giglia – Secretary  
Adam Exas – Member at Large  
Jonnie Ghetti - Member at Large  
Robert Kuhnle – Member at Large

- This meeting was held via Zoom
- President Rosanne Ball called the meeting to order at 4:00 PM EST
- The November minutes were approved

**Treasurer's Report DECEMBER 2020 & YEAR END**

1. We have \$177,842 cash on hand as of Dec 31, 2020, \$191.7k LM, \$155.2k LY
  - a. \$59,408 in operating budget – Up from \$76.3k LM, \$52.5k LY (Min required at this point this year is \$30k for this year.)
  - b. \$120,788 in reserve funds- Up from \$113.3k LM, \$105.0 LY
    - i. Vending is a running total of \$1671 positive balance. This number is shown in the Reserve total.
  - c. \$4655 in receivables (most of this is the window and door for 3G)
  - d. \$2301 in prepaid monthly assessments
  
2. Expenses for Dec
  - a. Dec was \$19,685 over budget on operating expenses
  - b. YTD we are (\$9292) under budget
    - i. Repair and Maint is over by \$11.7K
      1. We paid for repairs that would normally go through the Reserve out of our Operating Budget
        - a. Roof Repair
        - b. Gate repair (Insurance Payment posted in Insurance)\$7455
        - c. Door and window replacement for 3G (split with owner)\$4044
        - d. We paid the full year 2021 bill to get a 3% reduction \$4370.
      - ii. Insurance is under by (\$15k) – See above
      - iii. Landscape is under by (\$2.6k)

- iv. Contracted Services is under by (\$2.1k) – due to shorter rental season
  - v. The balance is spread out.
3. Major expenses pending
- a. Recoat floor \$14,500 (Jan/Feb)- recommended for year end.
  - b. Replace Parking lot and barrier \$95,000 (Feb)
  - c. Replace Gate \$15,000 (Dec)
    - i. This will only be \$5000 after insurance
  - d. Fire Marshall repair - \$1900
  - e. Shower repair - \$2000 (completed)

### **OLD BUSINESS**

- a) Landscaping – Jonnie, not much new to report. Received a proposal for the flowers at the front entrance and will have a meeting/discussion with the landscaping committee to go over; plan doing the work in April. Rosanne mentioned that the shrubs around the beach gate appear to have been trimmed back a little too much on the right side, the left side is ok.
- b) Gate repair – Rosanne said they came with the gate and had to take it right back. Apparently while it was down someone appears to have hit the post. It is being recreated. Trying to get the cost of recreating the post to go through insurance. Rosanne will hopefully know in a week or two.
- c) Roof repair start date. Adam does not have a start date yet. He will chase it down and see what is going on with it – he will follow up with the owner. Paid the deposit of \$5,500 with Roof Crafters.
- d) Hallway re-coat start date (see above). Roof Crafters will be doing the re-coat in the same time frame as the roof.
- e) Retaining wall and parking lot resurfacing. Jonnie did some work on this. She received a proposal from Josh at River City as well as from the Greenery. Greenery came in at \$46,677 and River City came in at \$30,700 for the retaining wall. The bricks they will be installing are the dry stack interlocking blocks (Versalock) and will be light gray. No mention was made of moving the light fixture, but Josh said there would not be an extra charge. The tree will have to be moved. Jonnie reminded them that they need to clear all of this with the town before taking down the tree. May need to plant another one. Adam knows the owner and will touch base with him to see when they might be able to start and finish the project. The above price does not include any asphalt work. That will be between \$4,500-\$6,000 (awaiting a solid price). The new asphalt will be in a small area. They will tar any cracks and reseal the entire parking lot. Also need to get the curb guards as well. Adam and Jack may be able to install them along with the other owners.

## **NEW BUSINESS**

- a) Ramp paint or replace. Rosanne has had Bob @ New Versions down several times; there are 1, possibly 2 bad/soft boards to paint and replace. \$1,350 from Bob. Bob does not recommend using Trex in this environment. Rosanne believes we can just get by if we replace the bad boards and paint. Adam feels it needs to be a textured paint designed for decking. Adam recommends just replacing all the boards whilst we are doing it. Rosanne will walk it again with Bob to assess the situation.
- b) New owners. How to involve new owners on committees? Rosanne says 3 of the new owners are very eager to get involved. Perhaps at the next owners meeting we can have a committee sign up.
- c) Irrigation review ('Audit'). Annual irrigation repair. Rosanne does not recall ever seeing this term used before. They check every year and test the system. Usually, it just involves replacing any broken sprinkler heads. We are doing some repairs by the boardwalk (the rotors).

Next meeting date: February 24, 2:00pm

Adjourn

Submitted by: Eileen Giglia, Secretary