

**MINUTES OF BEACHWOOD PLACE
BOARD MEETING
January 22, 2020 – 6:30pm Eastern Time**

Participants

Rosanne Ball - President
Jack Doornbos - Treasurer
Eileen Giglia - Secretary
Jonnie Ghetti - Member at Large

This meeting was held via Spiderphone.

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

1. Treasurer's Report

We have \$155,155 cash on hand as of Dec 31, 2019, \$146.9k LM, \$132.9k LY

- a. \$52,450 in operating budget – Up from \$50.4k LM, \$53.1k LY (Min required at this point this year is \$25k for next year)
- b. \$105,012 in reserve funds- Up from \$103.3 LM, \$84.6 LY
 - i. Vending is (\$1989) negative through Dec YTD with a running total of \$1108 positive balance. This number is shown in the Reserve total.
- c. \$797 in receivables
 - i. Unit 3G is still working on correcting the amount paid. They have spoken with Halynn and me this past month. They are accumulating late fees, which I made sure he knew last month.
- d. \$3241 in prepaid monthly assessments

2. Expenses for December

- a. December was (\$2012) over budget on operating expenses
- b. YTD we are negative (\$2711) to Operating budget. This was a tactical decision we made to reduce the surplus in the Operating Budget and do some needed repairs. We actually came in closer than we planned due to some projects moving into 2020.
- c. The majority of the better-than-expected on Budget is in landscaping. Landscaping is favorable about \$7.6k YTD. This was exaggerated because the \$3.3k+ for the boardwalk lights were put in General Maintenance.
- d. In 2019, we also replaced all the surge protectors that were fried by a lightening strike (\$9.6k) and did not bill individual owners – even though this was an owner's expense, not HOA. We were over huge in General Repair.
- e. In 2019 we increased our Reserve account by \$21k. We were required to increase by \$16.3k (10% of HOA fees) so we are improving our ability to handle anticipated future repairs every year.

3. Major expenses pending

- a. Replace board walk \$9000
- b. 1F window \$2500

- c. 3G window \$2500
- d. Gate Repair \$1620

OLD BUSINESS

- a) Landscaping – Jonnie has not been down yet, she will be arriving on Sunday 1/26. Talked to Woody and is hoping to meet with him when there, also spoke with Burt and will ask him about the additional light and the retaining wall. In addition to getting some quotes – plan on exploring some stone as well as wood options. New Versions will be at the complex all week while Jonnie is there and she will talk to Bob regarding some info on new materials which might be applicable. Will explore the parking lot re-do to see if we can do the lot and retaining wall (parking lot will most likely be done in 2021). Jonnie will ask the Greenery and New Versions for quotes. If there is a wide disparity, she will try to obtain a third quote.
- b) Grays & surge protectors – Jack to check invoice. Everything is done. Jack talked to 3F and they never got back to him.
- c) Boardwalk Repair – Rosanne. The boardwalk is going to be started on Monday. They didn't want to start until he received half his invoice. Rosanne is going to talk to Patrick Thompson to see if there's a better way to get invoices paid sooner. Rosanne told them to make it accessible for people trying to get to the beach. They advised they will put tape around the area so people can access beach.
- d) New landscape lighting (Globes) – Jack. 8 globes have been replaced. Jack is going to have to modify the additional two he bought. The light poles will need painting now. The lights came with the light fixtures, if any of the ones rot out he can just replace them.
- e) 1F Window – Jack hasn't heard anything.
- f) 2020 Budget letter.

NEW BUSINESS

- a) Pyle message. Rosanne received a letter from the Pyles (3A). The Pyles have cleaned and painted the laundry rooms and secured the electrical cabinet door. They have done a great job with it.
- b) Gate repair. Rosanne contacted Halynn at ASI. Custom Security can have the repair completed by the end of next week. They may have to remove the gate from the front, if so, they will return it the next day

Went into Executive Session

Next meeting date: February 26, 2020.
Adjourn

Submitted by: Eileen Giglia - Secretary