

**MINUTES OF BEACHWOOD PLACE
BOARD MEETING
October 21, 2020 – 1:00pm Eastern Time**

Participants

Rosanne Ball - President
Jack Doornbos - Treasurer
Eileen Giglia - Secretary
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 1:00 PM EST
- The September minutes were approved as corrected

Treasurer's Report SEPTEMBER 2020

1. We have \$183,661 cash on hand as of Aug 31, 2020, \$182.7k LM, \$154.2k LY
 - a. \$66,700 in operating budget – Up from \$64.8k LM, \$44.4k LY (Min required at this point this year is \$0k for this year. A safe YE balance would be \$30k)
 - b. \$114,808 in reserve funds- Up from \$113.8k LM, \$101.3 LY
 - i. Vending is a running total of \$1671 positive balance. This number is shown in the Reserve total.
 - c. \$154 in receivables (Unit 3G – which has been sold)
 - d. \$2307 in prepaid monthly assessments
2. Expenses for Aug
 - a. Aug was \$2063 under budget on operating expenses
 - b. YTD we are \$19,214 under budget
 - i. Repair and Maint is under by (\$10.5K)
 - ii. Insurance is under by (\$5k)
 - iii. The balance is spread out. The primary reasons are timing and lack of usage on the complex earlier in the year.
3. Major expenses pending
 - a. Recoat floor \$14,500 (Nov/Dec)- recommended for year end. Waiting to hear back from Luna on timing.
 - b. Replace Parking lot and barrier \$95,000 (Dec)
 - c. Replace Gate \$15,000
 - i. This should only be \$5000 after insurance.
 - d. Window for 3G - \$2500 (Ordered)
 - e. Sliding doors for 3G - \$2500 (Ordered)

OLD BUSINESS

- a) Landscaping – Jonnie thanked everybody that helped with the installation of the flower bed. The bills have been sent in for reimbursement. The front entrance was discussed. Donna, Bob, and Jonnie will be there the week before Thanksgiving and will try to come up with a ground cover idea. Donna is going to do some research on flowering ground cover. The budget for next year has been signed and sent into the Greenery. Also have a call into Johnson & Johnson. Have asked that the bamboo and dunes be cut back, hopefully by early November. Put into next year's budget to have the bamboo cut twice, once at the beginning of the season and next year.
- b) Sea Island Landscape/Associa transition. We have sent a letter to let them know as of December 1st we will no longer be using their services and will be using Associa. Hopefully, we should have better service.
- c) Gate repair. We are in a holding pattern. It will take about 8 weeks to create a new gate. The machinery is in stock but the actual making of the gate is going to take some time. Rosanne asked Nick to get back to her with an ETA.
- d) Shorewood's beachwalk has been completed and they really appreciated the use of ours during the project. Rosanne will ask her contact there (who happens to be the same manager at Ocean One) to return the favor and do some tree trimming on the areas of their property that borders ours.
- e) Footbath quotes. Bob at New Versions will make a grate system that can be removed and the sand dug out underneath as needed for a \$575 quote. Recommendation is that we go with New Versions.

NEW BUSINESS

- a) Roof quotes. Adam has one outstanding quote he anticipates getting by the end of this week. Adam's contact feels we can get another 3-5 years out of it just by doing repairs. Awaiting a quote for that as well as a full replacement. This company recommends a TPA roof membrane that will roll out on top of what is there--just re-enveloping. Jack's guy at Luna said he would not charge for repairs as long as we sign with them for the replacement for when the time comes. Adam suggested we table until next month's meeting when he has all 3 quotes.
- b) Hallways recoat quotes. Adam's quote is similar to Luna's. GAF says that the color we have is not available. Adam will see if it can be recreated to match what we currently have. Hydrostop replaced Sealoflex—it's called Traffic Coat. We no longer need the Beachwood emblem showing in front of the elevator. One option may be to differentiate on higher traffic areas. Perhaps put a darker color that would show less wear and tear? Just a consideration. Rosanne feels it's the water—darker is not good because the sand stains things. Rosanne recommends we go with the same company that will be doing the roof. The gutters were also looked at and they are integrated into the roof. We are looking to put a gutter guard up there but can't with the current set up. Perhaps the

roofing companies have a solution, so we don't have to clean them out every other month. We are tabling until next month.

- c) Dumpster issues. There was an issue with the cover on it. People have been flinging the bags on top and creating a mess. The dumpster needs to be replaced; Rosanne will let Nick know that it hasn't happened yet. Adam suggested that we could do a dumpster with a compactor on site. It prompts people to open the door and put it in a small hole. We will hold off and wait to see what happens with changing out the current dumpster.
- d) 1st floor fire doorknob repair—the knob was not working. Got a call from owners on first floor. Rosanne walked the property with Nick, and it's being taken care of.
- e) Bike rack repair. The bottom rail of the bike rack closest to the ocean. Rosanne has asked to get a quote on that.
- f) New community manager. Nick Ruden is a very nice guy. He plans on being on site at least once a week. Rosanne noted he is very observant and on top of things. One thing he pointed out, when you go up the stairs on the ocean side, it's open. All the paint is peeling underneath. Nick suggests putting up plywood underneath and repaint. Rosanne recommends we repaint the underside of the Oceanfront stair well if we have the money.
- g) Parking lot. Jonnie wanted to know the status of the retaining wall. If we are going to redo the parking lot, she needs to follow up with the Greenery to see if the plan to build the stone wall is the same. Jack asked what if we did the retaining wall and just patch the area that juts out. Take out that section, re-asphalt it and pick up a couple of parking spaces, that would be cheaper. Jack's one concern is about keeping cars from bumping up into stone/concrete. Adam suggested putting a rubber material as it's more cost effective. It would be bolted into the asphalt. He suggested rebidding out for the parking lot redo. He will get a couple more estimates.
- h) Roof and hallway are being tabled.

Next meeting date: November 18, 2020

Adjourn

Submitted by Eileen Giglia, Secretary