

**MINUTES OF BEACHWOOD PLACE
BOARD MEETING
October 23, 2019 – 6:30pm to 7:30pm Eastern Time**

Participants

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

This meeting was held via Spiderphone.

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

TREASURERS REPORT SEPTEMBER 2019

1. We have \$154,184 cash on hand as of July 31, 2019, \$146.6k LM, \$130k LY
 - a. \$52,778 in operating budget – Up from \$47k LM, \$48.5k LY (Min required at this point this year is \$0 for this year)
 - b. \$99,410 in reserve funds- Up from \$97.5 LM, \$79.3 LY
 - i. Vending is (\$1989) negative through Sept YTD with a running total of \$1108 positive balance. This number is shown in the Reserve total.
 - c. \$955 in receivables
 - i. Unit 3G is still paying the old rate. I spoke with Crystal and Halynn spoke with Brian so this should be corrected in Nov.
 - d. \$2951 in prepaid monthly assessments
2. Expenses for July
 - a. July was \$4051 under budget on operating expenses
 - b. YTD we are positive \$3692 to Operating budget. Landscaping is positive \$3000 which is all due to timing so our actual situation is more like \$1000 over budget YTD.
3. Major expenses pending
 - a. Replace surge protectors \$9625
 - b. Replace board ramp \$9000
 - c. Paint ramp \$1200
 - d. 1F window \$2500

OLD BUSINESS

- a) Landscaping/Jonnie. No updates, Jonnie is making a trip to Beachwood over the weekend. Pathway lights were done, she will look at them when she arrives.
- b) Grays & Surge protectors/Jack. They have been redone. New ones were installed for everyone as well as the elevator. Will look at that bill.
- c) Repair boardwalk quotes/Rosanne & Jack. Rosanne doesn't have the one from New Versions yet. Jack will remind Halynn at ASI for her quote. Jack's guy can't do it, it's beyond the scope of what he does.
- d) New landscape/parking lot lighting, Jonnie/Eileen. Eileen will take down one of the globes from the parking lot and bring it to Capital Electric Lighting in Bluffton so they can measure it. Will get quotes/options for just replacing the existing globes with clear globes and new light bulbs only. Not replacing the entire post.
- e) Lincoln Hancock-first responders/Jack. Will ask Halynn to send us a copy of what we have signed up for. Jack thinks we have priority response service in the event of a Hurricane.
- f) Sea Island landscaping quote/Jack. They are actually our janitorial service. Jack looked at what they are charging. Thinks it's fair that we pay for it this year and we should get a new agreement signed.

NEW BUSINESS

- a) 1F Window. Jerry contacted Rosanne and asked about what to do about a leak in his unit. Jack told him to get it checked out first and if it's not an easy fix, we will split the cost with them. ASI should be able to get them a quote. If he wants to do it, Jack will order the new window for the master bedroom. The ball is in his court. Jack suggests he have ASI come out and see what needs to be done.
- b) 2020 Budget – A discussion was held as to changes to the 2020 budget. Jack recommended that we raise the regime fee to \$617.00. He will draft a letter to be sent out to the owners with their new coupon book.

Next meeting date: November 20 at 6:30.

Adjourned: 7:45pm