

MINUTES OF BEACHWOOD PLACE BOARD MEETING

November 1, 2017 – 6:30 PM to 7:30 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 September meeting minutes were approved without changes.

II. TREASURERS REPORT

- We have \$120,474 cash on hand as of September 30, 2017
 - \$50,040 in operating budget (Min required at this point in the year is \$0)
 - \$69,062 in reserve funds (includes \$799 in Vending)
 - \$763 in receivables
 - \$2135 in prepaid monthly assessments
- Expenses for September
 - September was Negative \$654 to budget on operating expenses
 - I asked Craig to check with 2F and 3F about the past due balances totaling \$763.
 - Utilities were over by \$500 mostly water due to cleaning the pool after the storm
 - Repair and Maintenance was over by \$2500 primarily due to the additional termite treatment after Irma.
 - YTD we are positive \$6908 to budget on expenses.
- Major expenses pending
 - Annual HVAC cleaning of interior units \$1400. Time not set yet.
 - Pumping of flooded area in front \$6000 estimated
 - Raising the walkway \$2400
 - Leveling of area between pool and dunes (\$16,000).

III. OLD BUSINESS

- Landscaping – Jonnie met with TY (The Greenery) to discuss a definite quote, not open ended. A quote for bamboo trimming and dunes cleaning. She asked about costs for removing the trees (maybe direct quote from Arbor Nature).

- Signs - New signs have not been approved or installed.
- Delinquencies – It was discussed, voted on and approved to now charge \$35.00 per month for being in arrears.
- Ponding Water – The installation of the fill, sod & irrigation has been completed
- New Owner's Package - Has not been done.
- New Walkway - A temp fix was done, and new boards were replaced as needed. It seems to be a viable fix for now.
- Elevator - 5 Year Plan, wording about obsolete parts needs to be reviewed with elevator company – George to follow up
- Hire Gate Guard – Get on the company's schedule for July 4th weekend.
- Budget – We are OK with staying at \$525.00
- Newsletter – Rosanne will try and put out a quarterly owner's newsletter this week.

IV. NEW BUSINESS

- IG Water issues – Get a quote from New Versions, ASI
- 2E/3E Tub & ceiling issues
- 1G & 2H – Window issues – leaks on the outside of master bedroom windows – Graves construction (George to follow-up) New Versions (Rosanne to follow up)

The next meeting is scheduled for Wednesday, December 13th at 6:30PM

The meeting was adjourned at 7:30PM.

Respectfully submitted,

Rosanne Ball
Acting Secretary