

MINUTES OF BEACHWOOD PLACE BOARD MEETING

November 27, 2018 – 6:30 PM to 7:30 PM Eastern Time

Participants

Rosanne Ball – President
Jack Doornbos – Treasurer
Brian Boutwell – Member at Large
Jonnie Ghetti – Member at Large

This meeting was held via Spiderphone.

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

- **MINUTES**
The September & October meeting minutes were approved.

- **TREASURERS REPORT**
 - We have just about exhausted our being under-budget for the year. The parking lot will actually put us over unless we have something strange (in a good way) happen in December. We should be very close maybe \$2k over for the year. It is not a problem at this time.

- We have \$132,892 cash on hand as of November 30, 2018
 - \$48,092 in operating budget (Min required at this point this year is \$0 for this year)
 - \$82,837 in reserve funds
 - \$0 in receivables
 - \$2262 in prepaid monthly assessments

- Expenses for Nov
 - Nov was negative \$(5383) to budget on operating expenses
 1. No delinquencies
 2. Expenses were over on Repair and Maint (\$2157) – mostly Gen Repair with repair on lights and the gutter downspout. Landscaping was over by (\$2480) which was just timing on payment vs budget.
 - YTD we are positive \$4248 to budget
 1. This is due to timing on payments
 2. I expect us to be pretty much on to slightly over budget for the year depending on when the window repairs below occur.

- Major expenses pending
 - Window replacement in 2H- \$2500 (est)
 - Window replacement in 1G - \$2500 (est)

- Parking lot drainage - \$5300

➤ **OLD BUSINESS**

- Landscaping – No Report
- Delinquencies – None
- 2H & 1G Window issue – We would like to have the slider type window when replacing. Jack found 2 approved model #'s. Still deciding on which will look the best with existing windows on the beachside. We would still prefer a slider type, if it will work with our framing.
- Asphalt – George will follow-up. It is supposed to be done in December (weather permitting).
- Pedestrian Gate-needs repair – Needs follow-up by Beth
- Gutter seam repair – Holes still not plugged. Rosanne will make a list for Beth.
- Saturday janitorial costs - They are back to their regular schedule
- Salt Marsh Metal – We got the quote and have tabled this project until next year.
- Trash Container – Needs to have a new sign, the old one disappeared. Beth to order it.
- Gutter downspout on Ocean One side of building needs to be re-attached. It was repaired.
- Still need new board member to replace George Read.

NEW BUSINESS

- Budget – Discussion was held, and in order to make our budget, the board agreed to raise the Regime Fee to \$565. New coupon books will be mailed out to the owners.

The next meeting is scheduled for January 22nd at 6:30PM (There will be no meeting in December).

The meeting was adjourned at 7:40PM.

Respectfully submitted,

Rosanne Ball
Acting Secretary