

**MINUTES OF BEACHWOOD PLACE  
BOARD MEETING  
November 18, 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  
Adam Exas – Member at Large

- This meeting was held via Zoom
- President Rosanne Ball called the meeting to order at 1:00 PM EST
- The October minutes were approved with minor date change per Jack

**Treasurer's Report OCTOBER 2020**

1. We have \$183,661 cash on hand as of Oct 31, 2020, \$183.6k LM, \$156.9k LY
  - a. \$70,858 in operating budget – Up from \$66.7k LM, \$44.4k LY (Min required at this point this year is \$0k for this year. A safe YE balance would be \$30k)
  - b. \$116,801 in reserve funds- Up from \$114.8k LM, \$101.3 LY
    - i. Vending is a running total of \$1671 positive balance. This number is shown in the Reserve total.
  - c. \$0 in receivables
  - d. \$2924 in prepaid monthly assessments
2. Expenses for Oct
  - a. Oct was \$4446 under budget on operating expenses
  - b. YTD we are \$23,962 under budget
    - i. Repair and Maint is under by (\$12.0K)
    - ii. Insurance is under by (\$5k)
    - iii. Landscape is under by (\$4k)
    - iv. The balance is spread out. We were running way under in utilities, but after dumping \$2k worth of water into the parking lot with an irrigation leak, we have caught up.
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 (Delivered)
  - e. Sliding doors for 3G - \$2500 (Delivered)

## **OLD BUSINESS**

- a) Landscaping—Jonnie made a quick trip down Sunday and left on Monday. Donna made a trip down as well and saw they were in the process of doing the bamboo and dunes. Pool bed looks great. Still haven't decided what to do about the front area; will have a landscaping meeting soon and will most likely start project in early Spring. Also met with 2 contractors about the retaining wall and the greenery, Adam came over and spoke briefly with them as well. As soon as the 2 proposals come in, will forward along with recommendations as to which one to go with. Told them we would like it done in December/January.
- b) Gate repair—Rosanne heard from Nick this morning, there were delays in the gate fabrication and they are looking at the next 2 weeks.
- c) Beachwalk sealing—going to put one more coat on it.
- d) Footbath construction—New Versions will be starting the beginning of next week.
- e) Roof quotes—Discussed Luna, Roof Crafters and Coastal Roofing. Adam detailed the scope of what we are looking at. Luna is saying they would take care of repairs-- he is skeptical of them actually doing that. The other 2 contractors are around the 5k range. What they are proposing is almost identical to one another. One did not provide an estimate, he is not a fan of chasing them down, so he is leaning towards going with Roof Crafters as they provided everything we asked of them. They also took a massive number of pics. Price wise they are competitive with Luna. Jack also agreed with Adam about Lunas proposal as far as patching and contracting to do future replacement work. Neither are comfortable with that plan. They never actually defined exactly what repairs are needed. Adam is not sure if Roof Crafters included 'creating tiles with the coating' which involves taping, cost is 6k. Adam doesn't see a need for that; he feels we just need to put down the 2 coats to satisfy the manufacturer's warranty. Rosanne questioned whether or not it makes sense to do the repairs rather than just replace the roof now. Adam feels the repairs should give us about 5 years of additional life; decision was made to go with Roof Crafters. Adam will reach out to confirm if their price includes tiles or not. He will request a contract proposal for both the repairs and the breezeway. The color is 'Retreat' by Sherwin Williams that is left over from the floor.
- f) Hallway re-coat quotes—see above.

## **NEW BUSINESS**

- a) Bike rack repair—instead of repairing we will buy a new one. Rosanne is coordinating with Jack as to when he will be down to the complex to help put it together. It was \$375 for the 18-bike rack.

- b) Paint underside of oceanfront stairwell. When Nick and Rosanne did the walk through—one is closed in and painted and the other is open. They are going to go ahead and do that one.
- c) Fire Marshalls report—we had an inspection and HHI fire & rescue said they found minor issues. Emergency light by a couple of units (only one side lights up), need to add emergency light next to elevator equipment room. 3<sup>rd</sup> floor laundry room has a damaged wire, etc. Associa On Demand is going to take care of all those minor repairs.
- d) Building pressure wash. Sunco. will be on site Nov 25<sup>th</sup> to do the exterior pressure wash. Rosanne will have Nick send out a note to all the owners.

Next meeting date: January 20, 2020

Adjourn

Submitted by: Eileen Giglia, Secretary