

# **MINUTES OF BEACHWOOD PLACE BOARD MEETING**

February 27, 2018 – 6:29 PM to 7:15 PM Eastern Time

## Participants

Rosanne Ball – President

Jack Doornbos – Treasurer

George Read – Vice President

## Absent

Brian Boutwell – Member At Large

This meeting was held via Spiderphone.

President Rosanne Ball called the meeting to order at 6:29 PM ET.

## **I. MINUTES**

- The January meeting minutes were approved.

## **II. TREASURERS REPORT**

- We have \$118,330 cash on hand as of January 31, 2018
- \$51,929 in operating budget (Min required at this point this year is \$30,000)
- \$64,301 in reserve funds (includes \$440 in Vending. \$12,272 was taken from reserves for leveling)
- \$560 in receivables
- \$2660 in prepaid monthly assessments
  
- Expenses for January
- January was Negative \$1861 to budget on operating expenses
  - ✓ No concerns on delinquencies
  - ✓ Repair and Maintenance was over by \$3,300
  - ✓ \$1700 to repaid exit lights was moved from Janitorial to Repair and Maintenance.
  - ✓ \$1000 to repair the water main break under the front row.
- Major expenses pending
  - ✓ \$4500 for pruning and pine straw
  - ✓

## **III. OLD BUSINESS**

- Landscaping – We have a new account manager (Ben). Jonnie talked to Ty about the tree trimming (\$700) and the bamboo trimming (Arbor Nature to do it \$1500). We need to know the cost for trimming the dunes. We also discussed the amount left on our budget.
- Signs - New signs have been installed but need to be placed closer to the foot shower. Rosanne will contact Craig to get that done.
- Delinquencies – No Report
- New Owner's Package - Has not been done.

- Gate Guard – Rosanne directed Craig to contract for security services
- New Versions –
- 2 new umbrella tables – Are in place
- Sprinkler head repair – Has been completed
- Termite Inspection – Orkin has it on the schedule
- Spray Foam – Craig has set up the application for this month
- Window Replacements – Windows and frames are the owner's responsibility. If water comes in and causes damage, it is the regimes responsibility.

#### **IV. NEW BUSINESS**

- New door lock suggestions – we will table this for next year
- 1<sup>st</sup> Floor dryer- coin box has been repaired. Rosanne will order a new dryer as this one is rusty on top.
- Spectrum digital boxes – will be installed in all units
- Pool chairs need cleaning – we will do as an owner action item after the annual meeting
- Gate issues – The gate is not closing all the way and the bumper needs to be removed. Craig is following up on this.
- The fire extinguishers are out of code. – Rosanne to notify Craig about this.

The next meeting is scheduled for Tuesday, March 20th at 6:30PM

The meeting was adjourned at 7:15PM.

Respectfully submitted,

Rosanne Ball  
Acting Secretary