

**MINUTES OF BEACHWOOD PLACE  
BOARD MEETING  
February 22, 2020 – 6:30pm Eastern Time**

Participants

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

This meeting was held via Spiderphone.

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

**Treasurer's Report January 2020**

1. We have \$162,076 cash on hand as of Jan 31, 2019, \$155.2k LM, \$139.5k LY
  - a. \$57,965 in operating budget – Up from \$52.5k LM, \$52.0k LY (Min required at this point this year is \$25k for this year)
  - b. \$102,654 in reserve funds- Down from \$105.0 LM, \$86.5 LY
    - i. Vending is a running total of \$1108 positive balance. This number is shown in the Reserve total.
    - ii. The first half of the boardwalk repair was paid in Jan out of Reserve
  - c. \$1680 in receivables
    - i. Unit 3G is current, but that is not reflected on the Jan report
    - ii. 4 owners did not convert to the new amount
  - d. \$3137 in prepaid monthly assessments
2. Expenses for January
  - a. January was (\$312) over budget on operating expenses
  - b. Water was high in Jan – over budget by \$300
3. Major expenses pending
  - a. Replace board walk \$4500
  - b. 1F window \$2500
  - c. 3G window \$2500
  - d. Gate Repair \$1620

**OLD BUSINESS**

- a) Landscaping/Jonnie. Nothing new to report since last update.
- b) Boardwalk update/Rosanne. Boardwalk has been finished and it looks really good; the sealer coat will be applied in October. We may need to re-sod near one side of the boardwalk as it is a little higher in certain areas and could pose a falling risk. Bob suggests adding some fill in spots and some layers together with the other sod for it to fill out. We don't want someone stepping off it and twisting their ankle. It's a small gap, about 6 inches.
- c) Retaining wall quote, will remain on old business.

## **NEW BUSINESS**

- a) Fire door painting/Rosanne. They look rusty, will get a quote from Bob. There are 3 sets of doors and it has been around 3 years since they were last painted. The salt air has been rusting them out.
- b) Annual Meeting. Looks like the date needs to be 5/16.
- c) Spoke with Halynn and she is looking into new insurance quotes (per Brian).

Went into Executive Session

Next meeting date: March 26, 2020.  
Adjourn

Submitted by: Eileen Giglia - Secretary