

MINUTES OF BEACHWOOD PLACE BOARD MEETING

February 1, 2017 – 6:30 PM to 7:16 PM Eastern Time

Participants

Rosanne Ball – President
Jack Doornbos – Treasurer
George Read – Vice President

Lisa Maulding – Secretary
Jonnie Ghetti – 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 December meeting minutes were approved with minor changes.

II. TREASURERS REPORT

- We have \$107,423 cash on hand as of December 31, 2016.
 - \$51,434 in operating budget
 - \$57,062 in reserve funds
 - \$2,718 in receivables
 - \$1,645 in prepaid monthly assessments
- Expenses for December
 - December was positive (\$604) to budget on operating expenses.
 - Receivables of \$1,575 were collected from unit 2E leaving a more normal balance of \$1,143.
 - We had a massive water bill on the non-sewer line which put us over our utilities budget for the month by \$500.
 - We still owe for \$1,100 worth of pool maintenance that has not been billed.
 - YTD we were positive \$6,245 to budget on expenses.
- Major expenses pending
 - None at this time.

III. OLD BUSINESS

- Landscaping – Rosanne reported that she went down to condo and the entrance looks beautiful. Jonnie said Woodie with The Greenery contacted her about the bid for cutting of the trees (\$2,140). The company he got the quote from went out of business. He got a new quote from Arbor Nature that was \$3-4k more. She asked him to go back and re-negotiate the proposal/work. The new quote is for \$3,746. This quote does include removal of a tree that was damaged by the store as well as more significant tree trimming of some of our other trees. She told him not

to do anything until she sought approval from the board. Rosanne suggested that we ask Woodie to see if he can get the quote reduced any more. Regardless, the Board approved the work to be done.

- Bath Fans – George had no report.
- Gate Repair Quotes – George had no report.
- Pool Chair Re-strapping – George had no report.
- Roof Inspection – George reported that he got up on the roof himself to see if there were any issues. He saw nothing that was concerning and no issues have been reported by owners.
- Elevator – Rosanne reported that she contacted Craig about the elevator certification. He said it was indeed recertified in 6/2016 and that he would get a new sticker installed.

IV. NEW BUSINESS

- Water Bill – Jack reported that we have had high water bills in October and December. He is concerned that we might have a leak in the pool. George called the pool company and left a message with them (Bill) to see what he could find out. George will follow up to see what Bill thinks the issue is. Jonnie said Woodie reported that the only sprinkler he has running for landscaping is at the front entrance, so they are not thinking it is sprinkler related.
- Standing Water – Rosanne reported that the storm water has never completely gone away. She suggested that we may need to have the ground leveled out in that area. Jonnie reminded us the quote to do so is \$10k.
- Parking Passes – Rosanne asked if we want to reinstitute the parking passes for guests. She said the only real issue has been 4th of July week. She suggested that we might want to hire a rent a cop for that particular need, if we want. The board discussed and decided we do not need to do anything at this point.
- Gate Codes – Rosanne asked if we want to change the gate codes and if so, when do we want to do that? Currently the guest code is 1524. It was suggested that we change it to 2415. The owners and vendors code for the front gate will be changed from 1717 to 2017. Jack will ask Craig to change the codes on 3/1. Craig will also notify the owners of the changes.
- Bike Stickers –The group agreed that we do not need to institute the stickers. Rosanne suggested that we notify owners to remove any non-

working bikes by March 1st or let her know of any that should remain in the racks.

- Sliding Door Handles – Jack said he will send out a note to see if anyone needs a new balcony sliding door handle. One owner has requested a replacement (which will be at their expense) and there is significant savings on shipping charges if order multiple handles.
- Annual Meeting Date – Will be set for May 20th. Jack will ask Craig to communicate that to owners when he lets them know about the gate code changes.

The next Board meeting will be held on Wednesday, March 22nd at 6:30 PM.

The meeting was adjourned at 7:16 PM.

Respectfully submitted,

Lisa Maulding
Secretary