

## MINUTES OF BEACHWOOD PLACE BOARD MEETING

March 20, 2018 – 6:32 PM to 7:30 PM Eastern Time

### Participants

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

### Absent

George Read – Vice President

This meeting was held via Spiderphone.

President Rosanne Ball called the meeting to order at 6:32 PM ET.

### **I. MINUTES**

- The February meeting minutes were approved.

### **II. TREASURERS REPORT**

- We have \$124,778 cash on hand as of February 28, 2018
- \$56,512 in operating budget (Min required at this point this year is \$30,000)
- \$66,691 in reserve funds
- \$560 in receivables
- \$2135 in prepaid monthly assessments

#### Expenses for February

- February was positive \$1150 to budget on operating expenses
- No concerns on delinquencies
- Water was over by \$974 on a budget of \$900 (\$1874 total)
- The overage was on the sewer line bill
- I asked Craig for conformation on the above and to check on a sewer credit for the broken line.
- YTD we are negative (\$711) to budget. Primarily due to storm repairs.

#### Major expenses pending

- Bamboo trimming (up to \$1600)

### **III. OLD BUSINESS**

- Landscaping – Jonnie is meeting with Ben next week to discuss: Pine straw (to put down before May owner's mtg, Dues pruning (\$1500-2000). She will get quotes for bamboo trimming & tree removal.
- Signs – All new signs have been installed in the proper place.

- Delinquencies – No Report
- New Owner’s Package - Has not been done.
- New Door Locks – 1G recommended a new lock, we decided to table this until new locks are needed by many owners.
- 1<sup>st</sup> Floor Dryer – Rosanne needs to order new one
- Spectrum digital boxes – have been installed in all units, we need to send out instructions to owners on how to disable the on-demand movie feature.
- Spray Foam – Craig has set up the application for this month
- Pool chairs cleaning – we will do as an owner action item after the annual meeting with a power washer.

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

- New Versions – 3F sent a letter to BBB. New Versions is going to send a rebuttal.
- Ramp painting – Rosanne will get a quote
- Seal-o-Flex inspection- George will coordinate with Gary to see what can be done in front of 1G.

The next meeting is scheduled for Tuesday, April 24th at 6:30PM

The meeting was adjourned at 7:30PM.

Respectfully submitted,

Rosanne Ball  
Acting Secretary