

MINUTES OF BEACHWOOD PLACE BOARD MEETING

March 22, 2017 – 8:03 PM to 8:48 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 8:03 PM ET.

I. MINUTES

- The February meeting minutes were approved without changes.

II. TREASURERS REPORT

- We have \$128,319 cash on hand as of February 28, 2017
 - \$65,923 in operating budget
 - \$60,595 in reserve funds
 - \$894 in receivables
 - \$2,695 in prepaid monthly assessments
- Expenses for January and February:
 - January was positive \$1,372 and February was positive \$809 to budget on operating expenses
 - Receivables were down to \$894 by the end of February with no concerns
 - The water bill seems to have normalized over the 2 months. I have no clue why that would be.
 - We still owe for \$1,100 worth of pool maintenance that has not been billed.
 - YTD we were positive \$2,181 to budget on expenses. This is all timing.
- Major expenses pending:
 - Gate repair is \$2,400 and should hit in April
 - Landscaping for \$3,500 should hit in March

III. OLD BUSINESS

- Landscaping – Jonnie reported that we were given permission to cut two of the four trees we wanted taken down. Two of the skinniest trees will be left. Jonnie also reported that the landscaper suggested if we cannot water the flower pots that we could move them closer to one of the

sprinkler heads and potentially add a drip line for \$350. The board agreed to leave them as is and ask owners to help water the pots when they are at their condos. Jonnie said the landscaper suggested we contact the city about the standing water near the dunes as it may be their responsibility to help with drainage issue.

- Bath Fans – George is looking in to changing out each of the individual bath fans with a louver. He will research and circle back to the board.
- Gates – Jack reported that the beach gate is sticking open and he asked Craig to look in to getting it fixed. Jack said the street pedestrian gate seems to be working fine with a new spring hinge.
- Pool Chair Re-strapping – George reported that the chairs should be re-strapped soon. Jack said he would look when he is on Island next week and report back to the board.
- Water Leak – Jack reported that the last two months of water bills have been in the normal range of charges so the leak appears to have been fixed. Rosanne will ask Craig to follow up on having the asphalt replaced over the leak area.
- Gate Codes – Have been successfully changed.
- Annual Meeting – Rosanne asked Craig to send the notice of meeting out to owners.

IV. NEW BUSINESS

- Beach Gate Signage – Rosanne suggested we put signage near the beach gate asking folks to keep the gate closed. Rosanne will put a label on the gate for now.
- Dehumidifier – Unit 2H has requested having their dehumidifier drain put in to the chaise on the balcony. Jack is going to reach out to Craig and suggest to the owners that they use Gray's HVAC to have the drain line installed.
- Hall Cleaning – Jonnie reported that she did not think the hall had been cleaned the entire week she was on Island. Rosanne will watch to see if it looks as though they are cleaning in the coming weeks.
- Condo Rules – Lisa reported that the rules on the web site need to be updated to reflect 2017. Rosanne will update at her convenience.

The next Board meeting will be held on Wednesday, April 19th at 6:30 PM.

The meeting was adjourned at 8:48 PM.

Respectfully submitted,

Lisa Maulding
Secretary