

MINUTES OF BEACHWOOD PLACE BOARD MEETING

April 23, 2019 – 7:00 PM to 8:00 PM Eastern Time

Participants

Rosanne Ball – President

Jack Doornbos – Treasurer

Brian Boutwell – Member at Large

Jonnie Ghetti – Member at Large

This meeting was held via Spiderphone.

President Rosanne Ball called the meeting to order at 7:00 PM EST.

➤ **MINUTES**

The January meeting minutes were approved with one change.

➤ **TREASURERS REPORT**

➤ We have \$147,231 cash on hand as of March 31, 2018

- \$55,084 in operating budget (Min required at this point this year is \$25,000 for this year)
- \$90,201 in reserve funds (\$3486 in Vending)
- \$360 in receivables
- \$2306 in prepaid monthly assessments

➤ Expenses for Mar

- Mar was (\$996) over budget on operating expenses
 1. \$3040 was a bill for an elevator repair
 2. \$1904 was the washer and dryer that should have come out of vending
 3. We had a large pest control bill (\$886) that I don't understand as well
 4. The above was offset by the landscaping budget of \$6000 that will come later
 5. So, we were actually more like \$7000 over for the month
- YTD we are negative (\$6817) to budget
 1. If we adjust for landscaping our actual is (\$12,817) over.
- There were \$260 in delinquencies. 3 owners did not pay the correct amount for the first 2 months 1C, 3G, and 1G. Jack will email those owners.
- I emailed ASI about all the questions above

➤ Major expenses pending

- Window replacement in 2H- \$2500 (est)\$4000 paid in Jan. We are splitting the cost of the window replacement and have paid \$2003 each currently.
- Window replacement in 1G - \$2500 (est)
- Window replacement in 3G - \$2500 (est)



OLD BUSINESS

- Landscaping – Jonnie reported that the pine straw will be put down on April 30th. Nine new flowering plants and mulch will be done before the owners meeting. There is now no need for large rocks to be placed at the left side of the entrance, as the grass is growing back. Scott sent his invoice and Jonnie will follow up with our new ASI contact to get him a timely payment. Jonnie will purchase new flowers for the pots that we will refresh during our work session.
- Delinquencies – None
- 3G Window issue – Jack gave the owner the 50/50 split information and he will not order the window until he hears from the owner that he wants to move forward.
- Pedestrian Gate-needs repair – Still waiting for follow-up by ASI
- Gutter seam repair – Still waiting for follow-up by ASI
- Gate codes will be changed on Monday, July 1st. **3245** for renters (*beach gate, parking lot gate & pedestrian gate*) **9102** (*vendors/owners parking lot gate only*) All owners need to notify their management companies and guests. ASI needs to notify the vendors. We are doing it at this time to stop outsiders from using our parking lot and beach during peak weeks.
- We changed the 2019 Rules & Regulations and need to update our by-laws to reflect that “no long-term storage of vehicles including motorcycles would be allowed”
- Gray’s – They will put out a proposal to disconnect the surge protectors, as they are burnt out – still waiting on this project
- Screen door & interior painting – up to each owner. The trim color is SW Eider white and both door colors is SW Mindful Grey. There is extra paint in the 2nd floor storage room.
- Reserve funds in CD – We decided against doing this
- Things to do list sent to ASI: Caulking issues, Gray’s proposal, Emergency lights to match, Sea Island Janitorial needs to do a better job with trash removal in and around stairwells.
- Rusty bikes – Jonnie is going to check when she is down there to determine which ones need to be removed and who they belong to.



NEW BUSINESS

- Power wash floors – To be done before owners meeting (Rosanne)
- New ASI contact – we need to know who to go to
- Caulk around windows – Still waiting for response from Katie
- Insurance quotes – Brian is going to be handling this from now on. He explained our options (which are limited, due to the short turnaround time)
- New screen sliding doors – We will order 5 new ones to have as needed.
- Annual Meeting – We will meet Friday night at Rosanne & John’s house to prep for the meeting
- Replacement window needs to be moved as it is dangerous where it is.
- New owner info – There are a few new owners that we have no information for the website and Town Sq.

The next meeting is scheduled for June 18th at 6:30PM (no meeting in May)

The meeting was adjourned at 8:00PM.

Respectfully submitted,

Rosanne Ball
Acting Secretary