

**MINUTES OF BEACHWOOD PLACE
BOARD MEETING**

April 24, 2018 – 6:32 PM to 7:30 PM Eastern Time

Participants

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

This meeting was held via Spiderphone.

President Rosanne Ball called the meeting to order at 6:29 PM EST.

I. MINUTES

- The March meeting minutes were approved.

II. TREASURERS REPORT

III. We have \$131,995 cash on hand as of March 31, 2018

- a. \$60,771 in operating budget (Min required at this point this year is \$30,000)
- b. \$68,459 in reserve funds
- c. \$0 in receivables
- d. \$2765 in prepaid monthly assessments

IV. Expenses for March

- a. March was positive \$4009 to budget on operating expenses
 - i. No delinquencies (this is unusual)
 - ii. Water was over by \$347 on a budget of \$800, but here was an unusual payment that I am getting more info on.
 - iii. Landscaping was very low because we have not done all the work we had in the budget yet.
- b. YTD we are positive \$3298 to budget
 - i. This is all due to the landscaping delay of \$5300. We are actually over budget by \$1700ish.

V. Major expenses pending

- a. Bamboo trimming, Tree removal, Dune Pruning \$6500 or so.

VI. OLD BUSINESS

- Landscaping – Jonnie got quotes for bamboo trimming & tree removal. Pine straw will be put down before owner’s meeting.
- Delinquencies – No Report

- New Owner's Package - Has not been done, need to add only natural mats in front of door, no rubber backing.
- 1st Floor Dryer – Installed
- Fire Extinguishers out of code, need new covers.
- Spray Foam – Done
- Pool chairs cleaning – we will do as an owner action item after the annual meeting with a power washer.
- Ramp painting – Done and the back ramp was also done
- Seal-o-Flex inspection- George coordinating with Gary and Island Plumbing to add drains in front of 1G & 1F

VII. NEW BUSINESS

- Gutter cleaning & seal gutter seam follow-up. (Craig)
- Change gate code in 2019, see how guard for July 4th weekends works out.
- Janitorial needs to empty the BBQ ashes when they empty the pool trash cans. (Craig)

The next meeting is scheduled for Tuesday, June 19th at 6:30PM

The meeting was adjourned at 7:30PM.

Respectfully submitted,

Rosanne Ball
Acting Secretary