

MINUTES OF BEACHWOOD PLACE BOARD MEETING

April 25, 2017 – 6:30 PM to 7:30 PM Eastern Time

Participants

Rosanne Ball – President

Jack Doornbos – Treasurer

Jonnie Ghetti – Member At Large

George Read – Vice President

This meeting was held via Spiderphone.

President Rosanne Ball called the meeting to order at 6:30 PM ET.

I. MINUTES

- The March meeting minutes were approved without changes.

II. TREASURERS REPORT

- We have \$125,543 cash on hand as of Mar 31, 2017
- \$62,154 in operating budget
- \$62,362 in reserve funds
- \$1108 in receivables
- \$2135 in prepaid monthly assessments

- Expenses for March
- March was negative (\$2715) to budget on operating expenses

- Receivables were \$1108 by the end of Mar with no concerns
- General Repair and Maintenance was high due to a \$2400 repair on the gate.
- Landscaping was high due to \$5700 to remove trees and trim the dunes.
- YTD we are negative (\$534) to budget on expenses.

- Major expenses pending
- Nothing
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III. OLD BUSINESS

- Landscaping – Jonnie reported that Ty from The Greenery will replace the plants that did not live. The bamboo will be cut in May. The pine straw is not down yet and they will put Lantana in all of the pool pots, as it needs little care.

- Bath Fans – Are turned off

- Gates – Jack reported that the beach gate is sticking open and he will tighten the spring hinge. Jack said the street pedestrian gate seems to be working fine with a new spring hinge. It was recommended to have a sign made for the gate that says: “Please pull gate closed”
- Janitorial Issues – Rosanne asked Craig to contact the company and have them step up their cleaning procedures. They will be cleaning 3x per week in the summer.
- Annual Meeting – The meeting notice was sent out to all owners.
- 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. Jack is following up on this issue

IV. NEW BUSINESS

- Summons – Rosanne had to sign the summons from the town to allow the easement to create a new bike path on our side of South Forest Beach Drive. We will be compensated \$1,600 for our 3 feet. We can use it to re-do the landscaping near the sign.
- Hall Secretary – Lisa Maulding has sold her unit and is no longer on the board. Rosanne will take minutes until a new secretary is voted in.
- Loose walkway boards – Rosanne reported that they have been repaired.
- Hallway Floors - They will be power washed on May 18th
- Foot Bath Signage – There needs to be a sign near the foot shower to “clean off sand before entering the pool”

Due to the Owners Meeting in on May 20th, there will not be a formal board meeting in May.

The meeting was adjourned at 7:30PM.

Respectfully submitted,

Rosanne Ball
Acting Secretary