

MINUTES OF BEACHWOOD PLACE BOARD MEETING

June 18, 2019 – 6:30 PM to 7:03 PM Eastern Time

Participants

Rosanne Ball – President

Jack Doornbos – Treasurer

Eileen Giglia – Secretary

Brian Boutwell – Member at Large

Absent: Jonnie Ghetti

This meeting was held via Spiderphone.

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

➤ **MINUTES**

The April meeting minutes were approved with no change. There was no meeting in May.

➤ **TREASURERS REPORT**

➤ We have \$128,380 cash on hand as of May 31, 2019

- \$32,738 in operating budget (Min required at this point this year is \$0 for this year)
- \$92,331 in reserve funds (\$3486 in Vending-less \$1300 for the water heater)
- \$275 in receivables
- \$3586 in prepaid monthly assessments

➤ Expenses for May

- May was \$12,723 over budget on operating expenses
 - a) \$2152 should be billed to unit 2H for the window replacement.
 - b) \$1300 for the water heater should be billed to vending (reserve)
 - c) Insurance was over budget by \$5651, but I think this includes the Flood Ins which is budgeted for \$8040 which would put us under what we budgeted for insurance after June.
 - d) We were over on landscaping by \$5700 because we had the work budgeted to be paid in March. We are on budget for the year in Landscaping.
- YTD we are negative (\$14,223) to budget, but that does not include all the adjustments above which would reduce the overage by \$5800. So, still over, but not quite as bad.
 - a) We are over budget by \$10k in Repair and maint which is actually \$6700 after the 2 adjustments above.
 - b) We are over by \$5600 on Ins which is actually \$2400 under if we have already paid flood ins.

- There were \$275 in delinquencies. One owner (3G) has not begun paying the new rate so they are underpaid by \$240 and a late charge was assessed.
- Major expenses pending
 - Window replacement in 1G - \$200 (est) bal due.
 - Window replacement in 3G - \$2500 (est)
- **OLD BUSINESS**
 - Landscaping – Jonnie sent in a report that an irrigation line was broken but did not need to be reconnected at this time.
 - Delinquencies – 3G will be contacted by Halynn to pay the correct amount.
 - Window replacements – Jack reported that 1G & 2H are complete
 - 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.
 - 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.
 - Order new screen doors – Jack to get quote for 5 new doors.
 - Caulk around windows – Mike to give a quote as per Jack
- **NEW BUSINESS**
 - Insurance quotes – Brian is going to be handling this from now on. He will start research in January
 - Bike Rack report – John Ball & Linda Heise contacted all the owners by email & phone calls to determine what bikes needed to be removed. In total, 18 were hauled away for \$140 and the racks look very nice and accessible now.
 - Research new pool chair designs – Rosanne will look into it
 - Exterior Floor Warrantee – Jack will contact Sealoflex to find a local vendor.
 - Eileen agreed to be the secretary and take minutes going forward.

The next meeting is scheduled for July 30th at 6:30PM

The meeting was adjourned at 7:03PM.

Respectfully submitted,

Rosanne Ball
Acting Secretary