

# MINUTES OF BEACHWOOD PLACE BOARD MEETING

June 27, 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  
Brian Boutwell – Member At Large

This meeting was held via Spiderphone.

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

## **I. MINUTES**

- The April meeting minutes were approved without changes.

## **II. TREASURERS REPORT**

- We have \$121,891 cash on hand as of May 31, 2017
- \$53,346 in operating budget
- \$65,897 in reserve funds
- \$23 in receivables
- \$2,600 in prepaid monthly assessments
  
- Expenses for May
- May was positive \$10,062 to budget on operating expenses
  
- Receivables were \$23 by the end of Mar with no concerns
- Insurance was \$7,505 below budget.
- Some large payment budgeted for May were not paid. HVAC unit cleaning (\$1,400) was supposed to have been done in May. Discussion occurred and it was agreed that, at this point in the season, we should wait until the end of August.
- Janitorial is below budget \$1,800 YTD
- Water use is under budget
- YTD we are positive \$12,500 to budget on expenses.
  
- Major expenses pending Flood Insurance \$6,500, HVAC replacement in elevator room \$2,600.
  
- The HOA is in good shape financially.

### III. OLD BUSINESS

- Landscaping – Jonnie reported that Ty from The Greenery indicated that the plants near the pool have been replaced and new pine straw has been installed throughout the property. The bamboo was supposed to have been cut but has been delayed due to rain. Rosanne will check status. The dunes should be trimmed during the summer and per Jonnie this has been scheduled. Another shorter cut is recommended at the end of the summer.
- Parking Lot – Jack indicated that the hole has been repaired.
- Humidifier – Unit 2H added a humidifier and hooked it into the chase.
- Gate – The beach gate is still not closing by itself.
- Signs – Rosanne is contacting ASI to arrange for signs:
  - Please close beach gate
  - Please use foot shower prior to entering pool
  - Please put cool coals in bucket after use

### IV. NEW BUSINESS

- Flooring – Flooring is dirty and everyone agreed to get it power washed asap (\$350).
- Ramp Painting – Vendor is now available but we will need to postpone until after the season. The color will be the same. The vendor indicated that he could use a grittier paint. Jack indicated that he will check reviews and will follow up.
- Annual minutes – have not yet been received – Rosanne will follow up.
- Dryer repairs - Areawide ordered and installed a new coin box. After lint removal all dryers are functioning now.
- Beach Gate – Rosanne will ask John to tighten hinges to see if the gate will self-close
- Parking Passes- Sometimes spaces are not available. Jack suggested that we have a sign made up indicating that Violators will be towed – along with the name and phone number of a towing company. Rosanne will add this to the signs above.
- Elevator charge – The \$2,400 will not be credited for the prank call. Rosanne suggested that ASI call her on the weekends should this happen again. If she is in town she will check it out prior to an emergency call being placed.

- New Owner Package – Brian did not receive a new owner package. He did not have payee information for the monthly HOA fee. Rosanne asked him to put a list together of information that he would find helpful. The Board will put a new owner package together so that new owners have necessary/helpful information.

The next meeting is scheduled for Tuesday, July 25 at 6:30PM.

The meeting was adjourned at 7:15PM.

Respectfully submitted,

Mary Read (for George)  
Acting Secretary