

**MINUTES OF BEACHWOOD PLACE  
BOARD MEETING  
June 24, 2020 – 6:30pm Eastern Time**

Participants

Rosanne Ball - President  
Jack Doornbos - Treasurer  
Eileen Giglia - Secretary  
Brian Boutwell - Member at Large  
Jonnie Ghetti - Member at Large

- This meeting was held via Zoom
- President Rosanne Ball called the meeting to order at 6:35 PM EST
- The May minutes were approved

**Treasurer's Report MAY 2020**

1. We have \$183,203 cash on hand as of May 31, 2020, \$175.5k LM, \$128.4k LY
  - a. \$75,194 in operating budget – Up from \$75.2k LM, \$32.7k LY (Min required at this point this year is \$29k for this year)
  - b. \$104,819 in reserve funds- Up from \$104.8 LM, \$92.3 LY
    - i. Vending is a running total of \$1647 positive balance. This number is shown in the Reserve total.
  - c. \$0 in receivables
    - i. All owners have converted to the new amount
  - d. \$3190 in prepaid monthly assessments
2. Expenses for May
  - a. May was \$30,489 under budget on operating expenses
    - i. The insurance bill was budgeted in May but the invoice came in May
    - ii. If we take insurance out of the budget, we were under \$1,489 for May
  - b. YTD we are \$39,189 under budget
    - i. If we take insurance out of the budget, we are under \$10,189
    - ii. Repair and Maint is under by \$3000
    - iii. Landscape is under by \$5000
    - iv. The balance is spread out. The primary reasons are timing and lack of usage on the complex.
3. Major expenses pending
  - a. 1F window \$2500
  - b. 3G window \$2500
  - c. Recoat floor \$14,500 (Nov/Dec)- recommended
  - d. Replace Parking lot and barrier \$105,000 (Dec)-Not recommended

## **OLD BUSINESS**

- a) Landscaping – Jonnie sent out an email last week to the Board with proposals and info attached. The Budget – Jonnie received 2 invoices from Haylynn, one was for light wires, the other was for additional pathway lights, \$250. Instead of \$2,800 extra, we have \$2,400. Jonnie discussed the estimate from J&J and she gave approval for the job. Total would be \$4,900, including the bamboo cutback. We discussed other options for the retaining wall/landscaping timbers and bike path. We will come back to the board with an alternative proposal as Donna and her husband will be working on one. Decided to table/delay the other timber proposals for the time being. We may do ground cover instead. Rosanne mentioned a fern that is dead/dying by the pool. We need to have the Greenery have a look at it and remove.
- b) Annual meeting minutes were approved.
- c) Beachwalk/landscaping or fill. Jonnie discussed with the landscaping committee and recommends to the board that we pay \$1,780 to the Greenery to install/extend flower bed. Board agreed to do it.
- d) Miscellaneous. Rosanne reminded Haylynn at ASI about the chair/chaire straps that were broken, the sign by the pool and the door to the electrical room. Rosanne also brought up the blind spot that now exists at the exit of Beachwood place entering S. Forest Beach Dr. We should do a warning sign alerting to the hazard.

## **NEW BUSINESS**

- a) Bylaw amendment BOD. Rosanne read the different descriptions to the board and she feels the language is sufficiently permissive to allow additional members without requiring any further amendments.
- b) Gate code changes. We need to do that now. Rosanne will send it to Haylynn tonight and have them effective Monday. Discussed intermittent ongoing issues with gate. May have to communicate to people to move it manually if they experience problems.
- c) ASI requests for action. Response time is not acceptable. We may have to do some research on other management companies.

Next meeting date: July 22, 7:00pm  
Adjourn  
Submitted by: Eileen Giglia, Secretary