

# MINUTES OF BEACHWOOD PLACE BOARD MEETING

July 25, 2017 – 6:15 PM to 7:15 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 6:16 PM ET.

### **I. MINUTES**

- The June meeting minutes were approved without changes.

### **II. TREASURERS REPORT**

- **We have \$118,247 cash on hand as of June 30, 2017**
- \$47,859 in operating budget
- \$67, 664 in reserve funds
- \$583 in receivables
- \$3,307 in prepaid monthly assessments
  
- **Expenses for June**
- June was negative \$2,797 to budget on operating expenses
  
- **Receivables were \$583 with no concerns**
- Landscaping was over by \$2,500 but this was not a surprise as some work was moved forward.
- The correction in billing for trash collection has been made.
- Insurance was \$463 below budget for flood insurance.
- Janitorial is below budget \$2,600 YTD
- YTD we are positive \$9,703 to budget on expenses. – About \$10.5 is due to insurance and janitorial. The balance is due to the timing of expenses.
  
- Major expenses pending, HVAC replacement in elevator room \$2,600 and annual HVAC cleaning of the interior units \$1,400.

### **III. OLD BUSINESS**

- Landscaping – Rosanne indicated that the bamboo was cut on our side but not on the other side. They are seeking approval to cut the other side. Jonnie gave them an approval letter, so is not sure what is causing the delay. Rosanne indicated that they will come out again today or tomorrow.

- Signs - New signs have not been approved or installed.
- Floor Cleaning – will occur tomorrow morning. There is some confusion over whether or not the payment was made for the prior month a new invoice with both charges will be sent to ASI.
- Balcony Fans – Current style has been discontinued. Jack has contacted the fan company and has not heard back yet. If they do not have any he will try to match as close as possible.
- Beach Gate – John Ball fixed the hinge.
- New Owner's Package: Rosanne will try to marry the existing rules and the new owner's suggestions. Jack suggested that we mail it out instead of ASI.
- Beachwood Rules: Rosanne will distribute rules to each unit.

#### **IV. NEW BUSINESS**

- HVAC – The regime will repair whatever walls were opened. Jack will oversee search for odor.
- Elevator--has been out of order since Sunday. Elevator service did not have the part (main selector board). Part was obtained and the elevator was to be repaired today. It was suggested that we seek to have the "obsolete part" clause removed from our maintenance contract at our next renewal.
- Budget Plans – Discussions will start in August/September.
- Parking – Jonnie relayed the experiences that she had with parking while at her unit over the 4<sup>th</sup> of July. Discussions ensued about solutions to the parking problem and use of our facilities of non- guests. We will look at hiring part time security over the 4<sup>th</sup> of July weekend next year. Jonnie made a motion that we hire a parking attendant over the 4<sup>th</sup> of July weekend next year. Rosanne will inquire as to cost and availability.

The next meeting is scheduled for Tuesday, August 22 at 6:30PM.

The meeting was adjourned at 7:00PM.

Respectfully submitted,

Mary Read (for George)  
Acting Secretary