

**MINUTES OF BEACHWOOD PLACE  
BOARD MEETING  
July 22, 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 June minutes were approved

**Treasurer's Report June 2020**

1. We have \$175,198 cash on hand as of May 31, 2020, \$188.9k LM, \$136.2k LY
  - a. \$63,871 in operating budget – Down from \$78.8k LM, \$38.9k LY (Min required at this point this year is \$7k for this year)
  - b. \$106,811 in reserve funds- Up from \$106.8 LM, \$94.7 LY
    - i. Vending is a running total of \$1647 positive balance. This number is shown in the Reserve total.
  - c. \$652 in receivables
  - d. \$3127 in prepaid monthly assessments
2. Expenses for June
  - a. June was (\$16,215) over budget on operating expenses
    - i. The insurance bill was budgeted in May, but the invoice was paid in June and flood was paid in July. Total is \$23,990 vs a budget of \$29,000 or a savings of \$5010 vs budget
  - b. YTD we are \$22,974 under budget
    - i. If we take insurance out of the budget, we are under \$16,200
    - ii. Repair and Maint is under by \$6300
    - iii. Landscape is under by \$2700
    - iv. Insurance is under by \$5010
    - v. The balance is spread out. The primary reasons are timing and lack of usage on the complex earlier in the year.
3. Major expenses pending
  - a. Recoat floor \$14,500 (Nov/Dec)- recommended for year end.
  - b. Replace Parking lot and barrier \$105,000 (Dec)-Not recommended at this time. It would require an assessment.

- c. If the board agrees, Jack will go ahead and order the screen doors for owner replacement. He will order 7 again which should be about \$1050 or \$150 each unless the price has gone up significantly since his last quote.

## **OLD BUSINESS**

- a) Landscaping – Jonnie has not been down recently, Eileen went down over the weekend and took some photos and sent to Jonnie. Jonnie talked to Scott & Matt and was told they will be back on Friday to do the pool bed. Also reminded him that the Sago Palm by the pool either needs to be removed or the dead part needs to be cut out. Spoke with Scott and none of the work that has gotten scheduled (from J&J) was completed; said it would be finished this weekend. Jonnie is going down in August and will be meeting with the landscaping committee and will have a discussion to decide what we (the board/owners) are going to plant (not the Greenery)
- b) New Board Members. Rosanne did not get a chance to invite the new board members but anticipates they should be on the August call. Discussion was held about sales of condo units.
- c) Beachwalk/Landscaping or fill (see a. above).
- d) ASI responsiveness. We may have to meet with Patrick @ ASI in August when Jonnie is down to discuss this. Rosanne has been asking for 2 months for the foot bath sign, garbage signage, chair repair and an updated owner directory. The outside maintenance company, Sea Island, is not acceptable—overflowing pool garbage strewn from the poolside garbage can all the way out to the parking lot. The company that came to take care of it only emptied the garbage can, did not pick up the garbage that was on the ground. May need to take the garbage can away and have guests dispose of their own garbage.

## **NEW BUSINESS**

- a) Gate issue. Rosanne discussed the gate the ongoing problems. If it happens again, we may just need to get a new gate.
- b) Pool garbage maintenance (see d. above).
- c) Condo sales. Brian Boutwell said he was currently under contract for his unit.

Next meeting date: August 26, 2020

Adjourn

Submitted by: Eileen Giglia, Secretary