

MINUTES OF BEACHWOOD PLACE
BOARD MEETING
July 30, 2019 – 6:30pm to 7:20pm 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 Spiderphone.

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

➤ **MINUTES**

The June meeting minutes were approved with no change.

➤ **TREASURERS REPORT**

1. We have \$136,238 cash on hand as of June 30, 2019
 - a) \$38,903 in operating budget (Min required at this point this year is \$0 for this year)
 - b) \$94,721 in reserve funds (\$4,011 in Vending-less \$1,300 for the water heater)
 - c) \$1,407 in receivables
 - d) \$3,021 in prepaid monthly assessments
2. Expenses for June
 - a) June was \$12,336 under budget on operating expenses
 - i. 2H was billed for the window installation.
 1. They are disputing the amount with ASI which the delinquency is why is higher
 - ii. \$1300 for the water heater should be billed to vending (reserve) was not moved yet
 - iii. Insurance was under budget by \$8040 which was paid in June for flood insurance
 - b) YTD we are negative (\$1887) to budget which I believe is an accurate picture at this time.
3. Major expenses pending
 - a) Window replacement in 3G - \$2500 (est)
 - b) Recoat floor (somewhere between \$7k and \$14k). This will not be done this year.

OLD BUSINESS

- Landscaping--nothing new to report, Jonnie will be down on Thursday. After that, will email out any concerns/issues. The pots around the pool will require watering. Would

like Jack/ASI to send an itemized spending list on the landscaping. This will help in future.

- Delinquencies – See Expenses from June report
- Window replacements update – 3G is still deciding on doing a replacement.
- Things to do list – Globes are not bright, not sure if they have been viewed at night. They are yellowish. After the season will follow up with a company in Bluffton (Hagemeyer?) regarding options for replacement—both globes & bulbs (10 in total). Pool light is working. Will have to look at chair straps and will measure sliding glass door that goes out to patio on Saturday.
- Caulk around windows – Update/quotes, we will table this issue.
- Order new screen doors – Need measurements. Jonnie & Rosanne will be taking measurements on Friday 8/2.
- Bike/Rack Report – All derelict bikes have been removed and the area is looking much better now.
- Research new pool chair design – Rosanne researched new chairs, but cost is prohibitive. We have 16 chairs and Jonnie will count the lounges. Rosanne will get additional prices from other companies on the chairs.
- Exterior Floor Sealoflex – Jack got 2 quotes. Gary @ Sealoflex says it needs 1 coat & manufacturer recommends 2 coats, then we will get another 5 years on the warranty. HHI Sheetmetal says it doesn't need a new coat for another year or two and he's pretty sure he can get the warranty extended for an additional year or two. We have a 5-year warranty and it's up now. Job entails a color coat and then a top coat. We previously paid around \$40k for the job. Jack will get back to them. Would like to try to hold off for a year.

NEW BUSINESS

- Is 3B for sale. There is a lock box on the door. ASI doesn't know.
- Elevator & Gate not working several times last week. Owners/guests need to try and call ASI before 5:30 if possible about issues--we have a service contract with a gate company. If it is after hours, we must use the emergency line for any issues with the elevator & gate. Rosanne will email ASI to find out what the problem was with the elevator & gate. Our current elevator was installed in 2007—the average life cycle for this elevator is 20 years which should put the replacement year at 2027.

- Boardwalk nails. 2 people stepped on rusty nails on the boardwalk. Jack said any nails coming up should just be replaced by screws.
- Quarters deposit – Rosanne made another deposit of \$388.50 to the vending account.
- Pool area trash – Sea Island Landscape will do it on Saturdays until 9/7. After the season we will look into purchasing a higher capacity garbage can(s) as the current one is frequently overflowing. Jonnie will be meeting with a lighting/landscape person to get quotes for new lights going out to the beach
- Wooden boxes/Bulk heads in the parking lot are falling apart. Rosanne will investigate the cost of redoing that. We may want to remove some of them to free up parking spaces. Rosanne is thinking of getting a company to redo the parking lot coating, perhaps in 2020-2022, perhaps the same gentleman who did the drain.
- Surge protector units on the roof. ASI is going to get Gray's response on this. We need 2 quotes on new surge protectors. Some are hazardous and need to be replaced. We just want to have all of them replaced or removed.

Next meeting date: August 27th for 6:30pm
Adjourn

Respectively submitted,
Eileen Giglia - Secretary