

**MINUTES OF BEACHWOOD PLACE
BOARD MEETING
August 26, 2020 – 6:30pm Eastern Time**

Participants

Rosanne Ball - President
Jack Doornbos - Treasurer
Eileen Giglia - Secretary
Jonnie Ghetti - Member at Large
Adam Exas – Member at Large (not on the call)
Robert Kuhnle – Member at Large

- This meeting was held via Zoom
- President Rosanne Ball called the meeting to order at 6:30 PM EST
- Welcome Adam and Bob
- The July minutes were approved without change

Treasurer's Report July 2020

1. We have \$182,285 cash on hand as of July 31, 2020, \$175.2k LM, \$141.8k LY
 - a. \$66,066 in operating budget – Down from \$68.9k LM, \$43.4k LY (Min required at this point this year is \$7k for this year)
 - b. \$110,797 in reserve funds- Up from \$106.8 LM, \$95.7 LY
 - i. Vending is a running total of \$1647 positive balance. This number is shown in the Reserve total.
 - c. \$0 in receivables
 - d. \$5422 in prepaid monthly assessments
2. Expenses for July
 - a. July was (\$752) over budget on operating expenses
 - i. The flood insurance bill was budgeted in May but the invoice 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 \$20,700 under budget
 - i. Repair and Maint is under by \$9000
 - ii. Landscape is under by \$4000
 - iii. Insurance is under by \$5010
 - iv. Utilities are under by \$1000
 - 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. Screen Doors \$1245 should show in August

OLD BUSINESS

- a) Landscaping – Jonnie has met with several different people. On Friday morning she walked the grounds with Matt from the Greenery. General appearance is looking good but when you look further, some things need extra attention. All the growth along the fence needs to be kept trimmed back. Specifically, the bamboo is invading our property from Ocean One and Shorewood. We need to stay on top of them for that. The area along the beachside off the property needs to be kept cut back, particularly as you go through the gate along our walkway. The palms have not been done, Matt was not aware of that and Jonnie suggested he refer to our agreement. Various small palms that are coming up need to be cut back down. Also, they misunderstood our request regarding the pool flower bed. They planted in the existing flower/shrub area, still looks good though.

The landscaping committee met in person on Friday and talked at length about the bed; we decided we would do it ourselves. The plan is to meet up on October 2-3 to plant it. We aren't going to raise the bed up by that much so it was decided that we would get some bags of soil. The plants will be ordered from the Greenery; we think we can do the job for around \$500 or less. We then spent some time talking about the front entrance to the driveway near the bike path, the cut part where there is a drop off. The committee discussed using landscaping timbers however, we will need to speak with the Town about that. Halynn contacted the town and spoke with Chris Daryl who suggested we have a contractor sketch out a plan with what we would like to do. We believe it may be better to just do ground cover plants. The committee will have to revisit the idea. Jonnie will contact Chris to see what would meet with their approval.

Three of the pathway lights were out. Jonnies son in law was down there and checked them, he said it appears to be the bulbs (nothing wrong with the wiring). Greenery will be replacing them; she will find out if anyone down there has seen them yet.

- b) New Board members. Bob introduced himself to the group. He is the owner of 3E and has owned for many years.
- c) ASI responsiveness/Sea Island landscape. Rosanne and Jonnie discussed requesting meeting with Patrick Thompson (President of ASI) to express our dissatisfaction with them. Waiting for a month for a response is not acceptable. Perhaps we need to change our assigned contact at ASI (Ruth is very responsive). Also need to see if there is another janitorial company other than Sea Island.
- d) Gate issues. We have been going round & round with the gate issues. It is currently broken again. The gate guy thinks it may have been a FedEx truck that hit it. Their bumper was dented exactly where the gate was hit although it cannot be proven. The gate mechanism is now broken and must be completely replaced. To fix the gate it

would be approximately \$5,000 for the mechanism and could be another \$5,000 for the steel gate. Brian will look into whether going through our insurance makes sense. It was also suggested we install a camera; Rosanne will ask the gate guy to get us a quote. (Rosanne also learned from him where the shut off/reset button is--it's in the large gray thing--If it's stuck, you can press 9500). Recommendation is we table the decision until all the quotes are in. Rosanne feels we need a new gate and mechanism.

NEW BUSINESS

- a) Condo sales. Brian is closing on Monday. 3G was sold for \$465,000.
- b) 3rd floor washer was installed, Rosanne and her husband oversaw the installation.
- c) Shorewood has requested beach access from us whilst their beachwalk is being replaced. They will need to remove a section of fence between our two properties and will replace once the job is finished. Rosanne will discuss with their president to see what it entails; once she gets a better understanding of what they are requesting she will discuss with us.
- d) Pool trash cans. Rosanne is currently looking at cans. She asked Halynn to research some models and the ones she submitted are very industrial looking. We may need to get two cans, still working on it. Rosanne is going to be researching some more designs.

Pool house. Our pool maintenance man asked if there was any way to make our pool house a bit bigger. Cannot go higher but maybe it can be extended.

Next meeting date: September 23, 2020

Adjourn

Submitted by: Eileen Giglia, Secretary