

MINUTES OF BEACHWOOD PLACE
BOARD MEETING
August 29, 2019 – 7:30pm to 8:30pm Eastern Time

Participants

Rosanne Ball - President
Jack Doornbos - Treasurer
Eileen Giglia - Secretary
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 the following changes: Gary @ Sealoflex says walkways need 1 coat, manufacturer says 2 coats.

➤ **TREASURERS REPORT**

1. We have \$141,782 cash on hand as of July 31, 2019
 - a. \$43,389 in operating budget – Up from \$39k LM (Min required at this point this year is \$0 for this year)
 - b. \$95,677 in reserve funds- Up from \$94.7 LM
 - i. Vending is (\$1989) negative through July YTD with a running total of \$1108 positive balance. This number is shown in the Reserve total.
 - c. \$385 in receivables
 - i. Unit 3G is still paying the old rate. Halynn has emailed and left a VM.
 - d. \$3101 in prepaid monthly assessments
2. Expenses for July
 - a. July was \$957 under budget on operating expenses (plus \$1300 that they corrected in June)
 - i. 2H negotiated a lower cost to install their window. This showed up as a charge to our account but will be corrected in Aug (\$1402).
 - ii. We have not been billed for pest treatment in 5 months. Halynn checked and a bill is coming soon. They were behind on billing.
 - b. YTD we are positive \$370 to Operating budget. I believe we are actually down about \$1000 for the year based on things we have not been billed for.
3. Major expenses pending
 - a. Window replacement in 3G - \$150

- b. Recoat floor (\$14k). This will be done in Nov – Dec 2020.
- c. Screen doors \$1202. I will order these at the beginning of my credit card cycle the end of the month. The cost is up \$25/door due to some irritating small order fees that Weathershield has implemented. We will need to coordinate receiving when they arrive. If we ordered one door, the cost would be around \$350. It is \$175/door ordering 7 at a time.

OLD BUSINESS

- Landscaping. Jonnie went to meet with Woody and Scott Richardson (who does trimming). Palm trees have been done—did the martini cut, looks like an umbrella. Talked with Scott to get bamboo cut again. Also need to remove broken, hanging limbs by bike rack—by the street side. One of the trees just outside the fence by the walkway to the beach is dead, it will be \$400 to cut and remove, this can be done when we do the dunes and bamboo. It will be \$2,500 to remove all. Met with Bert at The Greenery to get a price on path lighting, it will be \$3,270. Also, spoke with another company in Augusta for comparison and was quoted \$180 per light installed, so The Greenery is right on target. Requested The Greenery contact the lighting company they use to get us the lowest possible quote and hopefully we will have enough left to do the ten lights in the parking lot. Jack recommends we do the landscaping that Jonnie presented and we all agreed. In addition, Eileen will have Capital Electric lighting (formerly Hagemeyer of Bluffton) take a look at the parking lot lights to get some options on replacing/updating the Globes.
- Delinquencies. 3G is still not paying the full amount. ASI called and left voicemail and email.
- Chair strapping. One chair and one lounge chair need to be done. Contacted Haylynn and the Myrtle Beach man is handling.
- Screen doors. 7 are being ordered for people who need replacements.
- Exterior floor Sealoflex. We are going to hold off until Nov/Dec 2020 for this—HH sheet metal/Luna roofing.
- Grays & surge protectors (3F). We want them to do surge protectors. Old ones are junk, he took the ones that we had and found new surge protectors, one is resettable. The other has high end low voltage—it is better—and is recommended. Quote is \$513. Better one is about \$60 more. He had to replace the disconnect box, the surge protector and disconnect needs to be replaced. Jack recommends we go with the better surge protectors. \$450 each. Once quote comes through we will have a better idea. Jack recommends we replace all that are needed. Grays will give Jack a quote. We will to see cost and decide if it should be done out of reserve.

NEW BUSINESS

- Repair boardwalk quote. A lot of boards are bad—mushy, shredded. Boards haven't been replaced in 5 years. The area past the pool to the water fountain is bad. 45 feet

needs to be replaced. Frame underneath is shot as well. The boards are \$26 a piece installed. Rosanne will ask Mike Flanagan.

- Pool trash area. Trash can is sitting on a wood platform, 22 inch square. Rosanne is going to get something to sit on top of those.
- Roof leaks and repairs. Rosanne met with Luna on the roof, got it fixed—the seam on metal cap, materials used on it was the same used on floor (butter coat, silicone coat). Rosanne will submit receipts for repair to regime, \$1,588. This is the 2nd time in 2 months they had to do it. First time, they paid. According to Luna roofing pine straw has not been cleaned off roof in 6 months. ASI is going to be cleaning it on a regular basis. Haylynn thought it was being done and has been given the dates it will be cleaned.
- Ramp painting quote. Rosanne sent Jack ramp quote—it needs to be done. It lasts about 2 years. Will be done around November.
- Bulkhead replacement. Table this until quote.
- Hurricane. Update stuff from ASI, Lincoln Hancock. Need to find out whether or not we have any agreement with Haylynn

Next meeting date: September 25th for 6:30pm
Adjourn