

**MINUTES OF BEACHWOOD PLACE  
BOARD MEETING**

September 25, 2018 – 6:30 PM to 7:10 PM Eastern Time

Participants

Rosanne Ball – President  
George Read – Vice President  
Jack Doornbos – Treasurer  
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 August meeting minutes were approved with the change of next meeting date.
- **TREASURERS REPORT**  
We have \$129,971 cash on hand as of Aug 31, 2018
  - a. \$48,445 in operating budget (Min required at this point this year is \$0)
  - b. \$79,299 in reserve funds
  - c. \$560 in receivables
  - d. \$2787 in prepaid monthly assessments
- Expenses for Aug
  - a. Aug was negative \$(2965) to budget on operating expenses
    - i. No significant delinquencies
    - ii. Expenses were over on Repair and Maint. (\$3072) – mostly Gen Repair with many small items and the soft wash - \$285 to clean the dumpster area, Utilities (water was over by \$400).
  - b. YTD we are positive \$14,350 to budget
    - i. This is primarily due to timing on payments
    - ii. Landscaping is a big part
- Major expenses pending
  - a. Window replacement in 2H- \$2500 (est)
  - b. Window replacement in 1G - \$2500 (est)
  - c. Parking lot drainage - \$5300
- **OLD BUSINESS**
  - Landscaping – No new issues
  - Delinquencies – None

- Sunco Power wash floors & building – Done on 9/9/18
- 2H & 1G Window issue – We would like to have the slider type window when replacing. Jack to follow-up
- New elevator floor installed – Rosanne purchased the materials & New Versions installed
- Asphalt Quote- George met with his contact Michael Jukowsky in September for new idea & quote.
- Pedestrian Gate-needs repair – Still need follow up info from Craig
- Gutter seam repair – Still need Craig to let us know if this was ever done. It doesn't appear that it was.
- 2G- A discussion was held about 2G email concerning Craig
- 3<sup>rd</sup> Floor laundry room is becoming a storage area. Rosanne & George cleaned it out
- Saturday janitorial costs need to be monitored. Jack will do this
- 3C needed a new door lock installed – They have been reimbursed
- Salt Marsh Metal – We need Craig to get a quote on re-doing all of the hand rails including the stairwells.
- Create a yearly newsletter – Rosanne received input from the board for bullet points. At some point she will create the newsletter
- Lights are out on beachside landings on floors 2 & 3
- Spotlight is out on building (parking lot side) It will require ASI to replace.

#### **NEW BUSINESS**

- 1G water issues – Craig will confer with Jason Holiday of Holiday Home Improvement to coordinate this problem
- Trash container doors need to be repaired – Rosanne will contact New Versions to get this done.
- 3B sold their unit for \$335,000 and George will be resigning from the board.

The next meeting is scheduled for October 23<sup>rd</sup> at 6:30PM

The meeting was adjourned at 7:10PM.

Respectfully submitted,

Rosanne Ball  
Acting Secretary