

**MINUTES OF BEACHWOOD PLACE
BOARD MEETING
September 23, 2020 – 6:30pm Eastern Time**

Participants

Rosanne Ball - President
Jack Doornbos - Treasurer
Eileen Giglia - Secretary
Jonnie Ghetti - Member at Large
Robert Kuhnle – Member at Large

- This meeting was held via Zoom
- President Rosanne Ball called the meeting to order at 6:30 PM EST
- The August minutes were approved

Treasurer's Report AUGUST 2020

1. We have \$182,726 cash on hand as of Aug 31, 2020, \$182.3k LM, \$146.6k LY
 - a. \$64,775 in operating budget – Down from \$66.1k LM, \$47.0k LY (Min required at this point this year is \$0k for this year. A safe YE balance would be \$30k)
 - b. \$113,882 in reserve funds- Up from \$110.8 LM, \$97.5 LY
 - i. Vending is a running total of \$1647 positive balance. This number is shown in the Reserve total.
 - c. \$62 in receivables (Unit 3G – which has been sold)
 - d. \$4131 in prepaid monthly assessments
2. Expenses for Aug
 - a. Aug was (\$3549) over budget on operating expenses
 - i. Landscaping was over by \$4500 due to timing vs budget
 - b. YTD we are \$12,737 under budget
 - i. 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. Waiting to hear back from Luna on timing.
 - b. Replace Parking lot and barrier \$95,000 (Dec)
 - c. Replace Gate \$15,000
 - i. I would suggest we pay this out of operating budget rather than reserve to reduce our excess an operating and preserve the Reserve for future projects.
 - d. Window for 3G - \$2500
 - e. Sliding doors for 3G - \$1000

OLD BUSINESS

- a) Landscaping – Jonnie spoke with Matt and is awaiting to hear back regarding the maintenance contract for next year (weekly cutting of grass and shrubbery). Also waiting to hear from J&J regarding the other items. The plants have been ordered for our upcoming project on October 2 and 3 (we will be putting in the bed). Also waiting to hear back about the palm trees, still within budget. The Beachwood sign at the front entrance is faded, Charlie will repaint it.
- b) ASI responsiveness/Sea Island landscape. Rosanne and Jonnie had a Zoom call with Patrick Thompson, CEO of ASI to discuss the issues and express our dissatisfaction. One of the items we discussed was the New Owner's handbook. We have been looking to do this when someone buys; everything they currently have is outdated (minutes, directory, etc.). We also asked about Townsquare as it was supposed to be our associations website, but it is poorly run (Halynn says they are working on it). He asked if he could change our assigned contact at ASI—they were supposed to have been introduced to us on our transition date Monday 9/21, but it has not happened as of yet. We will hold off on interviewing another company until we finish with ASI. The conversation was tabled until we find out who our new manager will be. The current thinking is to work with them for one year and then decide if we want multiple years.
- c) Gate repair. Nothing. The adjuster was out on Monday taking photos. She did not feel it was going to be a problem to have insurance pay for it. Rosanne told her to not wait for the insurance payment to start construction of the new gate.
- d) Shorewood use of beachwalk. Plenty of people have been using our beachwalk and footpath.

NEW BUSINESS

- a) New janitorial company. Sea Island are not good. Rosanne has a meeting scheduled with a new company tomorrow, Thursday. They currently service Shorewood. She will bring our Sea Island contract with her for comparison.
- b) Footbath base. Bob Peterson is going to cut out a square and dig it out to redesign as it is clogged with sand. We will be getting a quote.
- c) Pool trash cans look great. Liners are being replaced but if we have a big wind it may topple if it is empty.
- d) Budget discussion. The monthly maintenance will be the same at \$617. Landscaping will be kept roughly the same at \$24,000. Elevator contract will be paid upfront to take advantage of the 3% discount. Anything extra that we end up with should be put back into landscaping.

Next meeting date: October 21, 2020

Adjourn

Submitted by Eileen Giglia, Secretary