

MINUTES OF BEACHWOOD PLACE
BOARD MEETING

September 25, 2019 – 6:30pm to 7:30pm Eastern Time

Participants

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

This meeting was held via Spiderphone.

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

TREASURERS REPORT AUGUST 2019

1. We have \$146,600 cash on hand as of July 31, 2019, \$141,782 LM, \$131,196 LY
 - a. \$46,951 in operating budget – Up from \$43k LM, \$50,493 LY (Min required at this point this year is \$0 for this year)
 - b. \$97,543 in reserve funds- Up from \$95.7 LM, \$77,571 LY
 - i. Vending is (\$1989) negative through August YTD with a running total of \$1108 positive balance. This number is shown in the Reserve total.
 - c. \$460 in receivables
 - i. Unit 3G is still paying the old rate. Halynn has emailed and left a VM. I texted Brian.
 - d. \$2566 in prepaid monthly assessments
2. Expenses for July
 - a. July was \$571 under budget on operating expenses
 - b. YTD we are positive \$940 to Operating budget. Landscaping is positive \$1800 which is all due to timing so our actual situation is more like \$1000 over budget YTD.
3. Major expenses pending
 - a. Recoat floor (\$14k). This will be done in Nov – Dec 2020.
 - b. Screen doors \$1202.

OLD BUSINESS

- a) Landscaping/Jonnie made a trip down to Beachwood this weekend, took pics of some of the palm trees and emailed it to Woody and he sent some people out there to get the trimming done. She talked with Bert, he's going to get the path lights done. Spoke to Scott Richardson and he is going to get the dunes pruning & bamboo trimming in early October.
- b) Delinquencies/Jack (see Treasurer's report)

- c) Screen doors - Jack, on hold for the time being, we need to prioritize how we want to spend our money.
- d) Exterior Floor Sealoflex -We will this project move to December 2020
- e) Grays & Surge protectors - Jack. Finally got back to install the new one he is recommending. \$385 per unit. \$9,625 (5,800 to just disconnect). It's really an owner's expense. Not sure if we should take it out of the reserve and do an assessment later down the road. Some of them are in really bad shape. Jack recommends taking it out of the reserve. We are going to defer this expense to an assessment. It is likely we will have to do an assessment in 2022. Jack will make a list and we will prioritize. When and/if we want to do it and how we want to pay for it. List is as follows: 1) Surge Protectors—do we want to run it out of operating budget? Jack is comfortable doing that. 2) Repair Boardwalk—Jack has looked at where we are on maintenance and repair ytd and where we are at in the budget. \$2,300 left in repair and maintenance budget for the remainder of the year thru August. Historically we are, average is about \$8,000. Maybe we should wait to take stuff out of the operating budget. We need to do the Boardwalk soon.
- f) Repair Boardwalk quote - Rosanne. One vendor didn't get back to her. She spoke with Bob Peterson today. They are 2x6 (not 5x4), it is marine grade (not decking) – pressure treated and much stronger as they are made for docks. Rosanne will ask about waterproofing. First quote was for 45 feet worth of boardwalk (see Rosanne notes in emails) \$2,360. Jack quote was for 3 something, other was for \$5,100 (see emails). Decided to go with Bob. End of October, beginning of November time frame.
- g) Pool area trash containers - Rosanne is going to turn this over to ASI to research because they have more wholesale/retail access.
- h) Bulkhead replacement quote - Rosanne—tabling this. New Versions is going to give us a quote. Parking places—will be moving/cutting a tree where it might give us up to 3 additional parking spaces.
- i) Ramp painting quote - Rosanne. The quote was \$1,200 from New Versions. We are going ahead with this project.
- j) New Landscaping lighting - Jonnie & Eileen. Contacted Capital lighting and they are going to take a trip over to the parking lot to have a look. Will send along options to Eileen for the Board to review.

NEW BUSINESS

- a) The Greenery Landscaping quote - Jonnie—will get the landscaping budget to Jack by next meeting.
- b) Lincoln Hancock, first responders - Jack—going to get the paperwork so we have access to see what we really signed up for.

Next meeting date: October 23 at 6:30
Adjourn