

Beechwood Shores Property Owners Association Monthly Board of Directors Meeting Minutes

August 8, 2022

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

- | | |
|-------------------|--------------------|
| 1. Stacy Pronko- | 6. Tommy Bowlin |
| 2. Brian O'Connor | 7. Carolyn Webster |
| 3. Cindy O'Connor | 8. Connie Smith |
| 4. Ben Spencer | |
| 5. Al Lawrence | |

Board Members Absent:

1. Lloyd Weeks

Opening Remarks: Ben Spencer

Ben thanked everyone for coming to our meeting and commented on the size of the turnout and how it reflected the involvement of neighbors in our neighborhood.

Approval of the Previous Meeting Minutes -Stacy Pronko, minutes prepared by Tommy Bowlin
A correction was made to reflect that Al Lawrence was at the July meeting.

Motion to Approve the Minutes as amended

Motion by: Brian O'Connor

Seconded by: Connie Smith

Vote Called. Yeas 8 Nays 0

Motion approved

Treasurers Report: Brian O'Connor

Financial reports reviewed. The reserve fund is doing well. All bills have been paid and the beach area has been finished and looks great!

Motion to approved the Treasurers Report

Motion By: Tommy Bowlin

Seconded By: Cindy O'Connor

Vote Called Yeas 8 Nays 0

Motion Approved

Building and Grounds Report: Presented by Brian O'Connor as Lloyd Weeks was absent

Brian explained that Lloyd had been injured and was at home resting. The newly established Asset Improvement Committee will give report on their findings. Lloyd knows of a person who can come and

tell us what it will cost to improve our tennis courts and what our options may be. The pool will remain open until the second week of September at least.

Sandy Woodall of the Asset Improvement Com. reported that they have made good progress on gathering ideas from home owners on things that they would like to see improved in the neighborhood. They will be presenting their results at the October mtg. it will also be discussed at the annual meeting in November. More input is always welcome and it was suggested that their contact info be sent out in the newsletter or an email for people to contact them.

Architectural Report: Connie Smith

One tree removal was approved. A proposal was made to add a floating docking area to the common beach area of the neighborhood. A resident is donating a floating dock section. A rough drawing was passed around to show the possible location and size. After much discussion it was proposed that they seek further input on the proposal.

Motion to Allow Project to Explore Possible way forward for the Dock at the Beach

Motion by: Connie Smith

Seconded by: Brian O'Connor

Vote Called. Yeas 8 Nays 0

Motion approved

Clubhouse Report: Cindy O'Connor

There was 1 rental in August so far. \$559 in the fund. There will be a community yard sale held on Aug. 20th on the Clubhouse porch from 8am-12pm. A Low Country Boil party is scheduled for August 27 at 5pm at the Clubhouse. The price is TBD . Painting of the pool house cabana is scheduled for Sept. 24 and volunteers will be needed.

Web Site Report: Tommy Bowlin

The facebook page has currently 111 members. The website has had 161 views in August, 609 in July and 4,258 views for the year. He has gotten the information on how to fix the issues on the website. The price for the website has gone up.

Unfinished Business

- 1 . Rewriting the covenants: Ben is having a meeting with the new lawyer on Friday to explore our options for changing our legal representation. Will report back next month on the results.
2. Renter Notification: A letter was sent out to home owners who the POA was aware of renting their property to short term renters, to inform them that they needed to let the POA know of renting plans. So far no one has responded.

New Business –

1. Annual Meeting: The annual meeting is to be held on Nov. 12th at 1pm. Ben will be finding a location to hold it . Stacy will arrange with JKG to send out the letters with the ballots before that.

2. Dump: The leaf dump in the neighborhood has been closed but it was suggested that we reopen it only for leaves to be discarded. A discussion ensued regarding how to monitor it and how to give out keys to it. It was decided that Lloyd would be in charge of handing out the keys for a \$50/year cost. The dump would reopen on September 1st.
3. Animal Control: The deer population in the neighborhood has gotten out of control. It was agreed that a culling of the herd needed to take place this Fall. Bow hunting to take place only on common areas. Five hunters have approached Ben asking to participate. Meat must go to charity. Ben also asked the neighbors to please stop feeding the deer as it is not helpful and attracts bears too. A motion was made.

Motion to allow John Maddox or Ben Spencer to interview possible hunters for the neighborhood culling.

Motion By: Tommy Bowlin

Seconded By: Connie Smith

Vote Called Yeas 8 Nays 0

Motion Approved

General Information from the Floor-

A neighbor came forward asking how the clubhouse rental worked regarding pool usage. They had come to use the pool on a weekend and there was a party that has spilled onto the pool area and they didn't feel like they could use the pool. It was explained that any party rental was for the clubhouse only and that no party could keep people from using the pool area.

Jim Beavers spoke up in favor of the dock idea for the beach area.

Meeting Adjourned at 8:02 pm