

Beechwood Shores Property Owners Association Monthly Board of Directors Meeting Minutes

May 15, 2023

Beechwood Shores Clubhouse

Called to order at 7:00 pm

Determination of Quorum: yes

Board Members Present:

1. Stacy Pronko-
2. Carolyn Webster
3. Connie Smith
4. Ben Spencer
5. Lloyd Weeks
6. Missy O'Keefe
7. Al Lawrence

Board Members Absent:

Opening Remarks: Ben Spencer

Ben welcomed the attendees and board members. He announced the resignations of Brian and Cindy O'Connor from the POA board and thanked them for all the hard work they have done for the neighborhood over the years.

Approval of the Previous Meeting Minutes -Stacy Pronko

Motion to Approve the Minutes

Motion By: Carolyn Webster

Seconded By: Connie Smith

Vote Called Yeas 7 Nays 0

Motion Approved

Treasurers Report: Ben Spencer will be acting as Treasurer until the next annual meeting.

Ben went over the financial reports. He had discovered a discrepancy in where some funds had been allocated and corrected it with JKG accounting. The total numbers were correct either way. Two installments (\$15K each) have been made for the tennis court repairs. Carolyn Webster is also included in all financial actions in accordance with the bylaws. Ben reassured everyone that there is still plenty of money in the accounts to cover our expenses going forward.

Motion to Approve the Amended Treasurers Report

Motion By: Al Lawrence

Seconded By: Carolyn Webster

Vote Called Yeas 7 Nays 0

Motion Approved

Building and Grounds Report: Lloyd Weeks

Tennis courts will be finished up this week. Opening of pool and tennis courts to happen on May 26th. The new tennis court surface is for people only. No wheels or pets of any kind should be on the

tennis courts. New pool furniture and tennis court equipment storage locker are in the works. A new net and stanchion were purchased. New pool rules sheet will have to be signed by owners prior to their access Fob being turned on. The pool and tennis court areas will be open from 10am to 8pm each day. If earlier tennis court times are needed they will have to be made by special request.

Architectural Report: Connie Smith

Nothing to report.

Clubhouse Report: Ben Spencer filling in for now.

There were 3 rentals in May. Four rentals are scheduled for June. There is \$257 in the Clubhouse account.

Web Site Report: Missy O'Keefe for Tommy Bowlin

As transcribed from Tommy's text:

For the month of May we had 194 views and 60 visits on the website. For May we had visits from the US and South America for international visits. For the US alone we had the most visits from New Jersey, California and Virginia

For Facebook page we have 131 members. This past month Tommy did remove someone from the group due to not following the rules and regulations we set forth. Also, Tommy and I updated the questions, when someone requests membership into the group, they are now required to give their address within Beechwood Shores in order for it to be verified before granting membership into the group.

Unfinished Business

1. Tennis Courts-They are finishing up this week. There will only be one entrance that will be unlocked. We will keep it locked at night and will be posting new signs about rules for usage.
2. Pool-Ben thanked John and Angel for their work on getting the pool ready this season. There is new equipment to maintain the water in the pool. It is scheduled to be redone in 2025. They may move that up to 2024. A salt water system may be put into place at that time as the current system could be converted into it. The cost of converting the system will be made up by the savings in not purchasing chlorine chemicals. These costs are already covered in our budget. Nothing will be changing for the 2024 pool season.

New Business –

1. HOA Board Vacancies-The current board has decided to not fill the two open positions on the board at this time. We will keep the current 7 members until our November annual meeting when elections can be held for those positions. Ben will be acting treasurer and Carolyn will be co-signing on things. JKG has been advised of this. After the annual meeting a new treasurer will be appointed. An annual budget will be proposed at the annual meeting but not voted on by the board until the January monthly meeting. At the November meeting the neighborhood will be electing 4 board members. The board encourages anyone who may be interested in running for the board to let us know. The process starts in September.

2. Clubhouse Rentals- We need a Clubhouse rental committee person and JoJo has agreed to do it for the time being. She will also work on community events, parties etc. The cost of renting the clubhouse for events may be increasing. There will also be restrictions on the amount of time it can be rented for. 4-5 hours for an event is being proposed. Exceptions can be granted by a board member. That time does not include set up or clean up. An increase of the rental rate to \$50 with a \$100 security deposit that will be refunded upon proper clean up of the clubhouse is being suggested. A detailed list of standards expected will be given to the renter. Ben will work with Jojo on what that list will contain.

Motion to Raise the Clubhouse Rental Rate to \$50 with a \$100 Security Deposit

Motion By: Missy O'Keefe

Seconded By: Connie Smith

Vote Called Yeas 7 Nays 0

Motion Approved

3. Pool Opening- Ben needs volunteers for the Pool opening and authorizing of fobs for entrance into the pool this year. They will be available May 25th thru 29th. The revised pool rules were sent out to the board members for comment. The final version of those will be printed up and have to be signed for an owner to get their security access. He also would like volunteers to help with a fabric and gravel berm to be put around the outside of the tennis court fence. Contact Ben and he will decide dates later.

General Information from the Floor-

A neighbor asked if we could put solar lights around the parking lot. Ben said we will look into it. Will also look into replacing the lights that line the sidewalk up to the Clubhouse.

A question was asked if Ben had been able to meet with our lawyer yet? Ben said no.

A new resident asked where do people get the pool fob if they are not here over the dates listed? Ben said to contact him and he would arrange another time to pick it up.

Meeting Adjourned at 8:05 pm