

BEECHWOOD SHORES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

www.beechwoodshores.org

June 14,2021

ATTENDANCE: Carolyn Webster, Al Lawrence, Gloria Chandler, Brian O'Connor,
Tamara Waldo, Otis Cole, Stacy Pronko.
Absent: Eric Cechak, Cindy O'Connor

CALL TO ORDER: 7:00 PM

APPROVAL OF MINUTES:

Motion by Brian

Seconded by Stacy

Vote Called 7 Yeas 0 Nays

Motion Approved.

TREASURER'S REPORT: Brian O'Connor

Approval of Treasurer's Report:

Motion by Stacy

Seconded by Al

Vote Called 7 Yeas 0 Nays

Motion Approved.

BUILDING/GROUNDS REPORT: Eric Cechak

Carolyn read the report in Eric absence.

- Clubhouse trash pick-up is Sunday and Wednesday. If there is a large party or event at the club house that requires special pick up sooner please contact me or S&J and we will make alternative arrangements.
- There has been beer left in the refrigerator. We can not have this as we have many underage children using the club house & pool during the week. Any left-over alcohol products in the refrigerator will be removed and thrown away.
- The rope at the pool has been replaced.
- Parking Lot - Spoke to the contractors that were using the pool parking lot. I asked them to stop using it. They were very friendly and removed all of the vehicles promptly. They said they were never informed that they were not allowed to park there.
- Parking Signs - These have not arrived yet.
- Pool deck concrete slabs are moving causing cracks. This is not covered under the warranty of the pool resurfacing. Short term I have them at the pool today repairing the major cracks. They are going to try to saw some of the cracks and refill with special caulking to see if this helps short term. Long term we may be facing the same issues as the tennis courts. We may be forced to deal with the cracking as they appear.

Update as of 4:38 PM:

Eric spoke with JES and they would not be able to stabilize the slabs due to size. He also worked with MBD Flooring who recommended the existing cracks be cut out and filled with a special concrete caulk. This should minimize future cracking. The danger of not addressing the cracks is that it will allow water seepage and cause more damage to the pool deck.

Tamara made the motion to approve \$2800 to patch the holes, saw and caulk the cracks, pressure wash the pool deck and resurface with a new coating.

The motion passed with a vote of 6 Yeas and 2 Nays(Stacy and Brian).

- Eric has approved a request from S&J to add another load of gravel on the walk way to the pool
- Eric has approved the replacement of the toilet lids/seats for the bathrooms (badly stained)
- Eric is instructing S&J to order a new tennis court net for this season. We were waiting until we painted/resurfaced the courts but that decision has been held up so I am trying to get this done now.

ARCHITECTURAL REPORT: Tamara Waldo

The Architectural Committee approved 2 home additions, 3 tree removals, and 1 backyard fence.

CLUBHOUSE REPORT: Cindy O'Connor

Report by Brian.

There is \$252 in the fund to use for the Beach Party on June 19.

There were 40 people in attendance at the Pool Party.

There was 1 clubhouse rental in May and 2 in June.

WEBSITE REPORT: Otis Cole

There was an average of 4 hits per day .

No inquiries this month.

The Reserve Study will be posted on the website.

UNFINISHED BUSINESS:

RESERVE STUDY: Brian

The top 3 issues to be addressed :

- 1. replace the roof**
- 2. paint clubhouse**
- 3. work on tennis courts**

The Reserve Study is open to our interpretation. We need to be sure the money is in the reserve fund in order to complete any improvements needed. Brian has moved \$25,000 to the Reserve Fund.

The full Reserve Study will be posted on the website and the Summary will be included in the Disclosure Packets.

Carolyn reported the plan of notification:

Executive Summary will be included in the Disclosure packets,

Full copy will be posted on website now,

An explanatory cover letter will be sent in October with the Notice of Annual Meeting.

GENERAL COMMENTS FROM THE FLOOR:

- **It was brought to the attention of the board that a homeowner had placed a sign and picnic table in the beach area and should be paid for the cost of the materials.**
- **Brian made a motion to reimburse the homeowner no more than \$200 for the sign and picnic table placed at the beach area. It was seconded by Otis. The motion passed 6 Yeas and 1 Nay. (Tamara)**
- **A homeowner brought up the issue of the neighborhood leash law and a dog that roams the neighborhood. It was suggested that the owner of the dog be contacted. Carolyn will contact the owner.**
- **A complaint was expressed over the denial by the board of an architectural application.**

Meeting Adjourned: 8:40 PM

Respectfully submitted by Gloria Chandler, Secretary.

President _____