

## **Beachwood Bay Annual HOA Meeting**

Meeting Date: Saturday August 5, 2023

In attendance were 39 in person, representing a total of 40 units, eight units were represented by Proxy (three attended remotely), for a total of 48 units represented.

Meeting Called to Order: 10:00 AM - Colin White

Duane: Brief introductions and thank you to Board Members who are leaving the BBE Board, and acknowledgement to Nancie and Patti for their work with the Board. Their work is valued by the community.

Visual aid for Community: Pie Chart

Values based on projected actual income of \$173,400.00.

Maintenance and Repairs: 26%  
Unscheduled Repairs: 3%  
Loan Payment: 13% (loan ends March 20, 2025)  
Insurance: 16%  
Property Management: 7%  
Mowing/Plowing: 14%  
Trash Removal: 5%  
Electric: 10%  
Septic Maintenance/Monitoring: 3%  
Business Expenses: 3%

Financials: For June:

Checking \$24,902 and Savings \$68,601.

Assessment Update: Colin:

Boards direction on continued improvements for the community. Goal to be proactive with a planned, comprehensive assessment of community repairs and maintenance.

Other Business:

Goal to host a minimum of 4 open meetings per year. Quarterly meetings will be live and hosted via “GoToMeeting”; a subscription platform the board has purchased.

#### Patti Sansing Update:

- Review of roof work: Planned work is projected to include 10 deck roofs that need maintenance. Need to address current and future roof maintenance.
- Tustian Builders did an investigation on a few roofs and determined that repairs of the condos' roofs will be needed within 3-5 years.
- Update on work with the Navy: Continuing to seek reimbursement from the Navy. Jed Smith from AEcon is the contact person with the Navy.
- Still addressing the issue of potable water, and some bleaching may be required or a UV light system (difference between federal and state units).
- Septic Update: Pump replacement, pump station rebuild, filters cleaned and holding tank filled.
- Garden mulch was a success and many homeowners worked on their yards.
- Long term projection will be access to a public water supply. (no timeline on this).

#### Other Business Discussed / Voted Upon:

- Dumpster options to reduce costs.
- Electrical heat tape in sheds to prevent freezing of pipes.
- Potential Solar options for association.
- Collection of arrears for unpaid dues. Board to engage an Attorney to help with this.
- Need updated homeowners list.
- Potential dues increase was voted on to go into effect 10/1/2023 for \$25.00 (amended from \$50):
  - Motion passed.
  - Dues Increase: 31 approve; 17 not approve.
- Budget Approval:
  - Motion passed.
  - 44 approve; 3 not approve.
- Vote on new Board Members:
  - Election Results:
    - Gary Illiano: 43
    - Bekki Cummings: 42
    - Duane Fox: 42
    - Maureen Boyle: 17
  - Bekki Cummings Appointed.

- Gary Illiano Appointed.
- Duane Fox Appointed.
- Continuing Board Members:
  - Colin White.
  - Carol Coryea.

Meeting adjourned: 12:06 PM.

Respectfully Submitted,

Carol Coryea