

**Minutes for Thursday, September 24th, 2020**  
**The Oaks At Beach Lake**  
**Annual Neighborhood Association Meeting**  
**Location - Kings Point Ct. cul de sac**

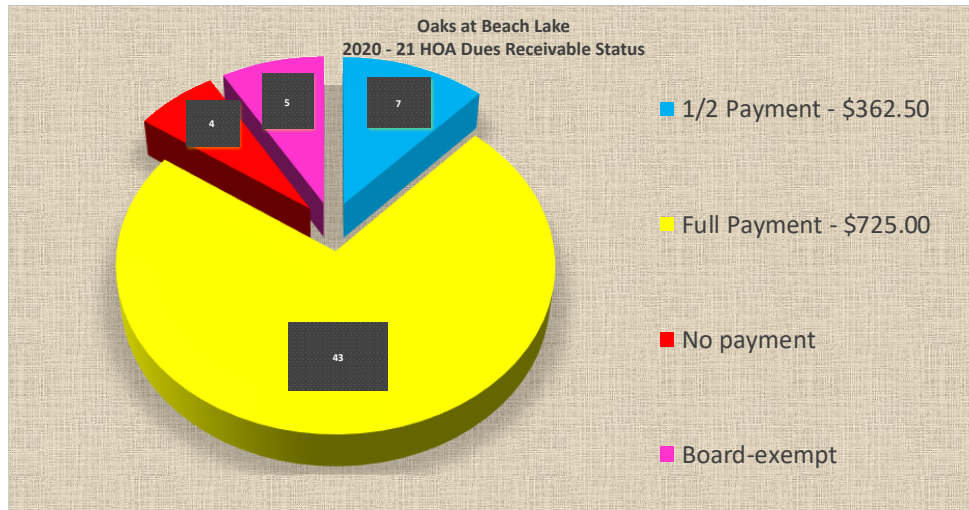
Meeting was called to order at 7:05pm

Board Members in attendance: Bill Carnivale, Joe Veach, Chuck Crespi, Diane VanGoethem

In Attendance: Carl and Karen Bekofske, Lewis Brolick, Rich Elie, Martin Leonard, Ron Mello, Ellen Moore, Mona Morrison, Doug and Cathy Miller, Kim Saxton, Tom and Melodie Valvano, Nancy Walkup, Jodi Veach, Joyce Williams.

Special thanks to Carl and Karen Bekofske for hosting the meeting in front of their home and providing treats for everyone.

Joe presented the Treasurer's Report - we are on track for our budget projections so far. We had some additional positive cash flow in the form of legal fee recovery and past dues payments. Due to Covid-19, the Board opted to postpone some larger expenses and reduce dues for this year. The 50/50 payment structure offered to homeowners this year was well received, and final payments are due by October 31, 2020. See graphic and chart below.



2020 OABL Expense and Bank Account Summary		2020 EXPENSE BUDGET	Year-to-Date Actuals	Budget to Actual
<b>Maintenance</b>				
<b>Lawns</b>				
Mowing	Against the Elements	\$ 9,000.00	\$ 1,085.00	\$ 7,915.00
Sprinklers	R&J Lawn Sprinklers	\$ 500.00	\$ 518.00	\$ (18.00)
<b>Entrances</b>				
Flowers/Cleanup/Mulch	Just Gardens	\$ 13,450.00	\$ 13,435.80	\$ 14.20
Spraying	Westside Forestry	\$ 1,400.00	\$ 1,368.00	\$ 32.00
<b>Reserves - 2020 is Year 4</b>				
Entrance Caps	\$3,000 over 5 years	\$ -	\$ -	\$ -
Mailbox	\$32,000 over 10 years	\$ -	\$ -	\$ -
Tree and Shrub Replacement	\$6,000 over 3 years	\$ -	\$ 3,500.00	\$ (3,500.00)
Trail chips	\$5,000 over 2 years	\$ -	\$ -	\$ -
Street Signs	\$3,000 over 5 years	\$ -	\$ -	\$ -
Globes	\$2,300 over 10 years	\$ -	\$ -	\$ -
Boardwalk	\$20,000 over 25 years	\$ -	\$ -	\$ -
Entrance Re-Landscape	\$75,000 over 20 years	\$ -	\$ -	\$ -
Well	-----	\$ -	\$ -	\$ -
<b>Trails</b>				
Cleanup	CMC	\$ 2,500.00	\$ 805.00	\$ 1,695.00
<b>Misc</b>				
Misc Maintenance	Bill Carnevale	\$ 500.00	\$ -	\$ 500.00
Phragmites Treatment	PlantWise	\$ 5,000.00	\$ -	\$ 5,000.00
Dead Tree Removal	Westside Forestry	\$ 1,600.00	\$ 785.00	\$ 815.00
	<b>Subtotal</b>	<b>\$ 33,950.00</b>	<b>\$ 21,496.80</b>	<b>\$ 12,453.20</b>
<b>Administration and Other Expenses</b>				
Electricity	DTE	\$ 500.00	\$ 255.94	\$ 244.06
Insurance - Association General Liab Ins	NSI / West Bend	\$ 1,300.00	\$ 1,361.00	\$ (61.00)
Insurance - Directors & Officers	US Liability	\$ 1,000.00	\$ 972.00	\$ 28.00
Lawyers Fees	Makower Abbate Guerra	\$ 500.00	\$ (218.44)	\$ 718.44
PO Box	USPS	\$ 100.00	\$ 80.00	\$ 20.00
Office supplies	Envelopes, paper, etc.	\$ 250.00	\$ 287.33	\$ (37.33)
Bank Fees	TCF	\$ -	\$ 20.00	\$ (20.00)
Meeting room		\$ 100.00	\$ -	\$ 100.00
State Registration	Non-Profit Filing	\$ 40.00	\$ -	\$ 40.00
	<b>Subtotal</b>	<b>\$ 3,790.00</b>	<b>\$ 2,757.83</b>	<b>\$ 1,032.17</b>
	<b>Total Expense Budget</b>	<b>\$ 37,740.00</b>	<b>\$ 24,254.63</b>	<b>\$ 13,485.37</b>
		<b>2020 RECEIVABLES</b>	<b>YTD Activity</b>	<b>Projected Receivables</b>
<b>Beginning Bank Account Balance</b>			\$ 39,965.69	
<b>Dues Received</b>	Estimated Receivables (53 lots x \$725)		\$ 35,314.39	\$ 39,750.00
<b>Cash Available</b>			\$ 75,280.08	
<b>Expenses</b>			\$ (24,254.63)	
<b>Ending Bank Account Balance</b>			# \$ 51,025.45	

Bill presented the Maintenance Director's Report – the wetlands have been treated by Plantwise with phase 1 of the treatment plan, chemical spraying. Two homeowners opted out of the treatment on their

property, so Plantwise did not treat those 2 adjacent properties. Phase 2, a planned burn, is scheduled for October 2020. This is a multiyear project and will continue for the next 3-5 years. The overall plan is to restore the native flowers, birds and wildlife to that area.

The next project Bill and the Board will be focusing on is installing a hand railing on the steps that lead to the Boardwalk. We will be setting up a neighborhood work/volunteer day at the end of October to install the railing. An email will be sent out when a date is confirmed.

Future projects will include the leveling of the Boardwalk in the wetland area. The Boardwalk is stable, but needs to be leveled.

Joe discussed our ongoing issue of neighborhood Waste Removal. Waste Management has been on the process of acquiring Advanced Disposal (our current waste removal supplier). The final sale has been held up in the justice department but is expected to close in the near future. After discussing several options, it was decided that we would keep things status quo until the completion of the sale and then try to negotiate a new contract for the neighborhood. It was determined that recycling is an important issue among the neighborhood, and in gathering quotes, we need to be sure that the supplier is actually taking recyclable materials to the proper facilities.

As stated in the past, it is beneficial for our roads and the beauty of the neighborhood to have only one waste removal supplier so that we don't have trucks coming through the neighborhood on many days of the week.

#### New Business: Board Seat Election

No one volunteered for any of the open seats prior to the meeting. Chuck Crespi and Diane VanGoethem volunteered to continue in their current positions as Director and Webmaster, respectively. Cathy

Miller graciously accepted the position of secretary (beginning immediately) and Melodie Valvano volunteered for a position on the Board, but not President, but suggested the possibility of a co-president position. The Board will determine who among them will take over as President before the term begins in January 2021.

Diane has created a **Private** Facebook Neighborhood Group-  
“THE OAKS AT BEACH LAKE NEIGHBORHOOD ASSOCIATION”

You will need to be friends with Diane (so go ahead and friend Diane VanGoethem) or someone in the group to be invited. Once we get this set up and running, we will be able to communicate neighborhood events and share lots of things much faster. Diane will still continue to maintain the website for those who do not use Facebook.

A question was asked about a recommendation for tree cutting services – Westside Forestry and Mountaintop were both recommended for tree removal.

Diane mentioned that Brighton Township will be sponsoring a Large Item and Yard Waste Drop Off Event on Saturday, October 3<sup>rd</sup> (Large Item) and Saturday, November 21<sup>st</sup> (Yard Waste). For more information, see the event notice on the Brighton Township Web Page at [www.brightontwp.com](http://www.brightontwp.com)

We want to thank and commend President Terry Moore for his 4 years of service to the Neighborhood Association.

Meeting adjourned at 8:35pm

Diane VanGoethem

