

# Seawalk Newsletter – March 2023



## **Your Seawalk Board**

Chip Bifano - Pres  
Brian Travers - VP  
Susan Brown – Secretary – Web site and communications liaison  
Dan Cavey – Treasurer  
Edmundo Gonzalez - Director  
Robin Hailer – Director – Common Area Liaison  
Kevin Knieling – Director – ACC Liaison

Board meetings are held on the last Monday of each month and we encourage you to join us to keep up with all that goes along with the community. Our meetings are generally on the 4<sup>th</sup> Monday of each month. May Management issues invitations via Microsoft Teams so be on the lookout!

## **Architectural Control Committee**

In addition to the board, your Architectural Control Committee is:

Vickie Cavey – ACC Team Leader  
Susie Bifano  
Eileen Pfaff

**Robin Hailer** is your point of contact for items that effect the common areas – our pool, the lake, the common area landscaping. If you see an issue that needs attention, please send Robin an email at [hailerpvb@hotmail.com](mailto:hailerpvb@hotmail.com).

**Spring has sprung** – We have survived another winter with minimal damage to our planting and roadways. We hope you have noticed the new plantings in the north monument which were planted by **Dennis Faulkner** – thanks so much for your service to Seawalk! We hope you all enjoy the fine weather as it will be sweltering before we know it!

**Time for Spring Fix-ups!** – Please be mindful that all changes to the exterior of your home – including landscaping, pavers, plantings, etc. typically need ACC approval. It is always better to be safe and ask one of the ACC committee members if your changes need prior approval.

**We also encourage you to get permits** for any additions you may be making. Although it may seem expedient to go ahead without them, if you run into problems, you will not have the kind of recourse you would with requiring permit inspections. The ACC application is posted on our web site as is the process for sending to May Management.

If you have any questions in the meantime, you can contact an ACC member and/or **Kevin Knieling** ([knieling@gmail.com](mailto:knieling@gmail.com)).

**Lake aerator and Pool pump** – We have had periodic problems with our lake aerator and pool pump. We are attending to this and appreciate your patience as we pursue the solution.

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**Financial** – Seawalk finished the Fiscal Year 2022 in good financial condition. We came in below budget by a little over \$12,000 and approximately \$113,700 in reserves. As is the usual practice, in the February meeting the board voted to move \$12,000 in excess operating reserves into the reserve fund, effectively entering 2023 with over \$125,000 in reserves. Because it will be at least a year before the funds are needed, the board will be moving approximately \$100,000 of the reserves into a 12-13 month Federally Insured CD.

The primary need for the reserves is for resurfacing our roads. In order to do properly planning, an updated quote for the work was obtained in February. The estimate is \$177,000 and is certainly subject to future fluctuations related to inflation and oil prices. At our current rate of funding our reserves, we expect to have sufficient funds to do this work as we enter 2025.

We may consider an option for the homeowners to vote for a one-time assessment of \$500 per home to fund resurfacing the roads in early 2024. Please let us know if you favor a community vote on that issue.

**Beach Gate Update** – We have approved the installation of a new beach gate and lock. We do not yet have an installation date but are looking toward the end of April. You will receive an email outlining the process for new keys. We will be providing each household with 2 keys and you will also be able to order more keys for any additional household residents that you want to have keys. Be on the lookout for the details very soon!

***It's easy to pay your HOA fees electronically***

– Some neighbors have told us that they don't always receive their coupons on a timely basis. Well, you can eliminate that inconvenience completely! Sign up for electronic debit. Just go to SeawalkHoa.com and you will see the HOA payment portal on the first page. Click on it and it will take you to a sign-up page. Easy-peasy!

***We appreciate our neighbors with eagle eyes!***

– Thanks to those of you who reach out to report problems with our common areas. It helps us catch issues early. If you notice anything amiss, please let Robin Hailer know.

