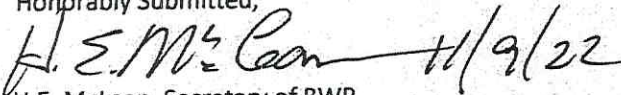


Beach Walk Place
HOA Annual Owners Meeting
November 5, 2022

President Melissa D. opened the meeting. She had dental surgery so Billy R. assisted her in communicating the meeting procedures at 10:09 on November 5, 2022. Present for meeting; BOD President Melissa Deidra...Al Godwin Treasurer...Howard McLean Secretary (Phone Conference). Billy R. Manager of property and Ronald P. Accountant. We have 16 proxy and we can continue with the meeting. MD requested to go over the Treasury Report and Review the Budget. Billy explained Tax Resolution to the group. Owners voted to roll over excess funds at the end of the year. Motion was made by George R. and Seconded by Dan in unit 506. Motion carries. Treasures Report, Billy requested to pull up the financials. Billy R. explained report. (Flood Insurance has been added). Discussion started about why money was so tight with the addition of BWP 2. Billy R. explained to the group who is responsible for paying what...Parking lots...Dumpsters...BWP and BWP 2 do not share any facilities and equipment. We do not share the pool. Billy R. went over the history of BWP finances in 2009 (21,000 in the red). BWP Owners voted to make a 5 year promise not to raise the dues. Which caused financial difficulties for BWP. Billy R. stated that HOA dues will be going up next year. Melissa D. stated that dues will not go up forever. Once we pay off the loan over the next two years...Dues will go back down. Loan payment is \$808 a month. Billy R. also explained to the owners that we have thousands for dollars owed to us by an owner. The owner's house is going on the auction block. Billy R. will have budget to pass out next week. Suggestion was made to pay off the loan with a Special Assessment of \$850 per unit to keep HOA dues from going up. Billy R. explained that BOD voted against BWP 2 using the swimming pool. Owners will be notified of damage screens, blinds etc. after Thanksgiving. December 1, 2022 owners will be fined. George R. made a motion for a Special Assessment of \$850 to cover the balance of the loan for January and February of 2023. Seconded by Kellie in unit 106. Motion carries. BR will send out Special Assessment next week to BOD and Owners. Kelly in unit 106 made a motion to start communications with BWP 2 to assist in sharing expenses. Al Godwin second the motion. Melissa and Proxy voted against (2). Motion carried. Stipulations will be, he has to agree to paving the parking lot. A committee was formed to communicate with BWP 2 about sharing BWP expenses. (3 owners and 2 BOD). BR asked the board to make a rule that owners that have annual renters agreements would have to share the agreement with him. So he can see whose going in each unit. Howard M. made a motion to approve. Melissa motion second. Al G. abstained. One nay from Kelly in unit 106. Motion carries. George R. was on the counting committee. Voting of the ballots. H.M had 11 votes and Destiny had 5 votes for BOD Secretary for BWP. Meeting adjourned at 11:57. Executive board meeting was held to select BOD officers. Results were Melissa D. President, Al Godwin Treasurer and Howard M. Secretary.

Honorably Submitted,


H.E. McLean, Secretary of BWP