

**Beech Mountain Lakes Association  
Monthly Capital Account Breakdown  
June 2024**

**Capital: \$ 462,607.29**

**Short-Term Capital: \$61,332.78**

**Projected Transfer Fee Income: \$24,000.00**

**Projected Past Dues Collection: \$7,500.00**

**Dock Roll To Capital Income: \$16,751.00**

**Total Capital: \$572,191.07**

**Pending Completion Projects:**

- **Joseph Silkowski Dock Repair: Balance \$980 (\$4480)**
- **Joseph Silkowski Deck Bar Replacement: Balance \$2400 (\$6900)**
- **2024 Swale Project- \$153009.00 + 10784.00 Change Order (1)**

**Capital Balance: \$405018.07**

**Capital Reserves to start 2025: -\$150,000.00**

**Projected Remaining Capital Balance: \$255,018.07**

**2024 Completed and Funded Capital Expenses:**

- **American Paper-Restaurant Equipment (bar cooler, panini press): \$3,522.05**
- **American Paper-Restaurant Equipment (sandwich cooler): \$2089.67**
- **Mayo Striping: \$5336.50**
- **ABDI Citation Automation Software: \$5840.00**

**FINANCE REPORT MAY 2024 YTD  
PRE-AUDIT**

**DUES COLLECTION: 91% OF BILLED. (86% at this time in 2023)**

**NON-OP INCOME: \$890K WHICH IS \$99.4K OVER BUDGET**

**INCLUDES: Membership Dues, Quail Hollow Reimbursement, Misc. Income, Late Fees, Interest Income, Resale Certificates, ACC Filings, CEO & ACC Fines \$ Fees, Rental Fee Income, Garbage Fees, and Over/Short.**

**NOTE - Collections Income is not included in this number.**

**NON-OP EXPENSE: \$465.5K WHICH IS \$13,8K OVER BUDGET**

**INCLUDES: Unrestricted Reserve Fund, Garbage Expense, Lake/Dam/Spillway Reserve Acct, Reserve Fund, Building Replacement Fund, Property & Liability Insurance, D&O Insurance, Dam Insurance, Interest Expense, Bad Debt, and Dock ROI to Capital.**

**NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.**

**NET DEPARTMENTAL EXPENSE/(INCOME): \$420.7K WHICH IS \$20.6K OVER BUDGET**

		Y.T.D.	Y.T.D TO BUDGET
<b>INCLUDES:</b>	<b>Administration:</b>	<b>\$108.4K</b>	<b>\$14.7K Under Budget</b>
	<b>Clubhouse:</b>	<b>\$63K</b>	<b>\$6.6K Over Budget</b>
	<b>Recreation:</b>	<b>\$4.7K I</b>	<b>\$5.7K I Over Budget</b>
	<b>Maintenance:</b>	<b>\$77K</b>	<b>\$6.9K Over Budget</b>
	<b>Security:</b>	<b>\$90.4K</b>	<b>\$8.3K Over Budget</b>
	<b>Campground:</b>	<b>\$17.8K</b>	<b>\$5.7K I Under Budget</b>
	<b>Food &amp; Beverage:</b>	<b>\$38.7 L</b>	<b>\$13.7K L Over Budget</b>
	<b>Road Maintenance:</b>	<b>\$65.8K</b>	<b>\$201 Under Budget</b>

**TRANSFER FEE INCOME: \$4.35K WHICH IS \$850 Over Budget**

**THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:**

**ACTUAL      \$13.8K                      PLAN - \$47K**

<b>CASH IN THE BANK:</b>	
<b>OPERATING FUNDS</b>	<b>\$615,035 (OP SAVINGS &amp; CHECKING, PETTY CASH)</b>
<b>CAPITAL FUNDS</b>	<b>\$523,940 (LONG AND SHORT TERM CAPITAL)</b>
<b>RESTRICTED FUNDS</b>	<b>\$341,830 (SPILLWAY, BUILDING REPLACEMENT)</b>
<b>TOTAL</b>	<b>\$1,480,805</b>
	<b>TOTAL MAY 2023      \$1,301,353</b>

6/26/2024

**BMLA Board of Directors**

**Public Meeting Minutes (Wednesday, June 26, 2024- 6:30pm-7:30pm)**

**Attendees:** Traci Aita, Erin Connelly, Chris Blazic & Karen Amici

**Participated Executive Session Only:** Lena Fowler, Kevin Ferra, Jacob Meyer & Atty James Brando

**Secretary/Treasurer Report (Christopher Blazic):**

- Approved the May 2024 Board Meeting Minutes.
- Reviewed the May 2024 Financials. The financials from December 2023 and forward cannot be approved until the 2023 audit is completed. The Finance Committee reviewed the May 2024 financials and found them to be in order.

**President's Report (Traci Aita):**

- Jeffrey Poth resigned his position on the Board due to personal reasons. The Board wishes him well and thanks him for his service. The Board appointed Erin Connelly to fill his remaining term.
- Addressed Lake Access Rights for Blooming Dreams Development/ Deep Wood Lakes/Seth Maurer-still awaiting the decision of the PA Superior Court.
- Dam Remediation- Engineering and permitting work is continuing on this project. One grant application in the amount of \$500,000.00 has been applied for on behalf of BMLA.
- **Department Reports- Manager Reports (Karen Amici)**
- **Public Safety:** Roving is currently monitoring the boat launch on weekends as well as stop sign violations. The GM and PSC Committee are working on getting bids for the electronic gate/FOB system to better secure BML's assets. Signage continues to be installed around the community.
- **Maintenance:** Maintenance is continuing to replace the dry dock racks. The repairs and painting of the pavilion have been completed. Maintenance has repaired all of the lattice around the clubhouse and continues to paint or stain decks, railings and surrounds. Maintenance will begin cleaning up the BML owned properties in the community.
- **Restaurant:** Net sales for May were \$33K which was \$2.7K more than the projected budget. The net loss for May was \$4.2K which is less than budgeted. The Restaurant has advertised on Indeed.com for a Bar Manager. Interested residents can view the job posting online.
- **Code Enforcement:** Code Enforcement is focusing on abandoned vehicles and untidy properties. Code Enforcement has assumed the ACC responsibilities and is working closely with the GM to resolve owner issues.
- **Recreation Dept Report:** The Rec Department assisted the Volunteer Committee with the Strawberry Social on 6/1. It was a great success! The Rec Department has completed the review of the campground. All sites now have water, electric and sewer hookups. More seasonal sites and more weekly use sites have opened up for BMLA owners only. Fireworks are scheduled for June 29<sup>th</sup> with a rain date of June 30<sup>th</sup>. The Rec Department has completed hiring for

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## BMLA Board of Directors

the Summer. The Rec Department is reviewing the dry dock situation and will be freeing up additional space on the racks.

- **Committee Reports (Highlights):**
- **Advisory (John Woodring )**
- The Committee thanks Admin for posting the Hot Topics for the month.
- Casella provided the updated bulk pickup list. It has been posted on all BML communication sites.
- The Committee has observed people leaving the deck with drinks in their hands to smoke. The deck gate alarm doesn't seem to be working properly. The GM will have Maintenance look into it.
- **Appeals (Blanche Kania)**
- The Committee heard 3 appeals in June. The Committee is being disbanded due to lack of respect from the residents appearing before them. All appeals will now be heard by the Board directly.
- **Finance (Karen Amici)**
- The Committee reviewed the May 2024 Pre-Audit Financials and found them to be in order.
- **Public Safety (Dave Wright)**
- The Committee continues to monitor the Facebook Community Watch Facebook page.
- The Committee is assisting the GM with securing the clubhouse and modernizing access options.
- **Volunteer Committee (Karen Amici)**
- The Committee hosted the Strawberry Social on 6/1. All monies raised will benefit the Arlene Costello Memorial Scholarship. One \$500 scholarship will be awarded this Summer to a deserving student.

### **Questions/Comments from Residents:**

- An owner commented that there is branch overgrowth at the Tammy Trl/Tommy's Ct intersection. Maintenance will address it.
- An owner commented why does Seth Maurer still have his boat on our lake. Karen Amici explained the process and the fact that BML is following the advice of our Legal Counsel. We have expressed that we do not consent to his being on our lake. The litigation is still ongoing.
- An owner commented about the an incident on the deck that was disruptive to some of the patrons. The matter was addressed by the GM.
- An owner asked how Erin became a Board member. BML had 2 days to figure out who to appoint to serve the remainder of Jeffrey Poth's term. Erin Connelly previously served on the Board as President. There will be 2 seats up for election in September.