

BEACH WALKER VILLAS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

FEBRUARY 8, 2008

A Board of Directors Meeting of the Beach Walker Villas Association, Inc. was held this day in the Amelia Room, Property Owners' Clubhouse, Amelia Island Plantation, Amelia Island, Florida.

BOARD MEMBERS PRESENT

Taylor Merrill, President

Wayne Middleton, Secretary/Treasurer

James Thompson, Director

David Montgomery, Director

AMELIA ISLAND MANAGEMENT (AIM)

Jeff Chapman, Association Community Manager

Shirlene Reeves, LCAM, Sr Villa Accountant

Jamie Branan, Administrative Assistant

OWNERS PRESENT

On file at AIM

CALL TO ORDER

Notice of the meeting was emailed/mailed to the Board on February 4, 2008, which is in accordance with the Documents of the Association. There were four Board members present, which represented a quorum. President Taylor Merrill called the meeting to order at 9:05 a.m.

FINANCIAL REPORT

Shirlene Reeves discussed year end balances in the Board Fund and Operating Fund. She also reported contributions made to the Major Maintenance Fund. (See attached)

AMELIA ISLAND MANAGEMENT REPORT

Jeff Chapman began by announcing David Gregory's retirement from Amelia Island Management, Donald Neal's promotion to Director, and Jeff's own promotion to Senior Community Association Manager. He also spoke of completed projects in 2007 and upcoming projects for 2008. (See attached)

OLD BUSINESS

- Tile Floors

Building D has installed ceramic tile in the elevator. The floor of the elevator is not flush with the threshold. The tile will need to be removed and retiled. Building C will install ceramic tile in the elevator in a different manner. Hopefully this method will be more successful.

- Recessed Lights

President Merrill visited the local electrical supply shop in search of recessed lights for Board review and consideration.

- Signage

Mr. Chapman stated Boyd Sign Design, of Denver, Colorado, did all the original signs on the Plantation. AIPCA has been asking the associations to replace the old and fading signs. They would like all the signs to be monument design, conforming in size and color. President Merrill stated he would like Beach Walker to have their own logo.

James Thompson moved to spend up to \$5,000 for a stucco monument sign to be installed. Wayne Middleton seconded the motion. The vote passed unanimously.

NEW BUSINESS

Mr. Thompson spoke about insurance coverage. He stated the pool walkways, bath house, and boardwalks may not have appropriate coverage. If a severe storm was to hit there would be a great loss with no money to replace the items. A brief conversation ensued.

Joann Speas spoke to the Board regarding the resent decision to close the first floor trash shoots on C building. She stated the chute was used by the entire first residential level of the condominium. She also feels strongly the renters will not go the second floor to empty garbage. The Board decided to wait until the next meeting to see if any ill effects have taken place due to the decision.

The next Board of Directors Meeting will be May 2, 2008.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:29 a.m.

Respectively submitted,

Taylor Merrill/jb

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President

TM/jb