

**BEACH WALKER VILLAS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MAY 2, 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 – via telephone  
David Montgomery, Director

**BOARD MEMBERS ABSENT**

Bradford Burnette, Vice President

**OWNERS PRESENT**

Judith Pines  
Joann Speas

**GUEST PRESENT**

Construction Solutions, Inc. (CSI)  
Jason Hambrecht

**AMELIA ISLAND MANAGEMENT (AIM)**

Jeff Chapman – Assistant Director  
Tim Scholl – Community Assn. Mgr.  
Vicki Akins – Administrative Assistant

**CALL TO ORDER**

Notice of the meeting was mailed to the Board on April 25, 2008, which is in accordance with the Documents of the Association. There were three Board members present in person and one Board member present via telephone, which represented a quorum. President Merrill called the meeting to order at 9:10 a.m.

## **APPROVAL OF MINUTES**

**Wayne Middleton moved to approve the February 8, 2008 Board of Directors Meeting Minutes, as written. David Montgomery seconded the motion. The vote carried unanimously.**

## **FINANCIAL REPORT**

### **Current Financials**

President Merrill reported two owners are three months in arrears for their monthly assessments. Lien letters will be mailed to the owners.

### **Cash Investments**

President Merrill stated the accumulated money in the Board Fund and the Major Maintenance Fund should be placed into three-month, staggered, CDs since banks will only insure up to \$100,000.00 per account. Money exceeding that amount should be placed into other banks or instruments.

## **AMELIA ISLAND MANAGEMENT REPORT**

### **General Report**

Tim Scholl discussed the Association Manager's Report, which covered recently completed, ongoing, and future projects for Board consideration. (See attached)

Tim Scholl stated the Board has instructed the main entry sign use two words to spell "Beach Walker". Billy Walker with Pizzazz Signs will submit a final quote.

Tim Scholl stated that some of the air conditioner disconnects in each A/C level need to be repaired/re-sleeved in conduit. The consensus of the Board was for Tim Scholl to make a list of the identifiable boxes that need to be replaced and advise the owner via letter.

Jason Hambrecht with Construction Solutions, Inc. stated the lightning rod repairs are complete. The high roof above unit #1114 in Building "D" will need shingle repair. When Randy Kite, with Kite Contracting, ordered the shingles, the shingle company advised there were only eight squares left of this type and color shingle, and no more will be made. The cost is under a thousand dollars

and it was decided to buy the shingles and store them on site. The roof leak above unit #1114 will be repaired the first week in June. Between “A” and “B” Buildings where the pavers are, Adsil was applied which has now been removed. The red pavers have a chalky look. There is a product called “Super Diamond Clear” that comes in gloss or semi-gloss, which has been working very well. President Merrill requested Jason Hambrecht have this product applied to a small area in both gloss and semi-gloss, to determine if it would be appropriate for the whole area. Jason Hambrecht stated the handrails in the stairwells at Building “C” need attention. The pool bath house is in need of painting. The metal on some of the handrails on the balconies are rusting.

### **Landscape**

Tim Scholl gave the Board a re-landscape plan for the dune area behind Building “C”. The plan was drawn by Martin Drury. Richard Darlington prepared the quote in the amount of \$9,400.00.

**David Montgomery moved to authorize spending \$5,000.00 for re-landscaping the dune area behind Building “C”. There will be a meeting with Wayne Middleton, Richard Darlington, and Martin Drury, to revise the landscape plan. Wayne Middleton seconded the motion. The vote carried unanimously.**

### **Sewage Clean Out Project**

Tim Scholl stated North Florida Plumbing will clean out the main sanitary lines from the garage level to the street in Buildings “C” and “D”. It will take approximately four days to accomplish. Signs will be placed in the elevators to alert owners and guests this project is underway. Each owner will be personally contacted. If there is no one in the unit, a notice will be left on the door. The rental agencies have been notified of the work.

## **OLD BUSINESS**

### **ELEVATOR ENTRYWAY PROJECT**

#### **Recessed Lights**

President Merrill stated a light fixture was located that appears to fit in the clearance between the ceiling and the concrete floor at the elevator

entryway. This is a plastic fixture that will not rust. One has been ordered, but did not arrive in time for this meeting. The fixture with bulbs will cost approximately \$150.00 each.

### **Signage-Elevator/Entry/Parking Lot**

President Merrill stated there is a need for directional signage in the building stating where each unit is located, what floor it is, etc. A notice of explanation will be placed inside the bulletin board area by the elevator. Tim Scholl suggested a directional sign, made by a professional sign shop, be placed inside the bulletin board area.

Joann Speas stated she represents 16 families who feel closing down the two trash chutes on the first floors of Buildings “C” and “D” is a mistake. The families request the doors be replaced as soon as possible. Discussion ensued and it was decided this would cost in excess of \$6,000.00 to benefit only a few owners.

Tim Scholl stated the Board is considering improving the appearance of the parking area in front of buildings “C” and “D” by patching the holes, and sealing the entire asphalt area. Wayne Middleton requested Tim Scholl obtain comparable bids for the work to be submitted at the next Board meeting.

### **NEW BUSINESS**

#### **Parking Lot Pavers**

Jason Hambrecht discussed this earlier in the meeting. It was decided that unless the whole parking lot was redone, accent pavers would not be feasible.

### **QUESTIONS/COMMENTS**

David Montgomery discussed wall covering for the entryway.

**David Montgomery moved to authorize \$1,000.00 to purchase two wall coverings. Beverly Montgomery will inspect the wall covering prior to purchasing, to determine if it can be permanently mounted on the wall with screws. Wayne Middleton seconded the motion. The vote carried unanimously.**

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:55 a.m.

Respectfully submitted,

*Taylor Merrill*<sub>va</sub>

Taylor Merrill

President

TM/va

Attachments

Community Association Manager's Report