

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 27, 2009

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
Bradford (Brad) Burnette, Vice President
Wayne Middleton, Secretary/Treasurer
James (Jim) Thompson, Director
David Montgomery, Director

OWNERS PRESENT

Judith Pines
Carol Thompson
Sue and Julian Duttera
Judith Merrill

AMELIA ISLAND MANAGEMENT (AIM)

Scott Muir, Director of AIM
Tim Scholl, Community Association Manager
Shirlene Reeves, Senior CAM Villa Accountant
Joan Sheets, Administrative Assistant

GUEST PRESENT

Construction Solutions, Inc. (CSI)
Jason Hambrecht
Michael Pettingill

CALL TO ORDER

Notice of the meeting was emailed to the Board on February 11, 2009 and posted on property, which is in accordance with the Documents of the Association. There were five Board members present, which represented a quorum. President Taylor Merrill called the meeting to order at 9:00 a.m.

REVIEW OF DECEMBER 6, 2008 ANNUAL MEMBERSHIP MEETING MINUTES

Although the approval of the Annual Membership Meeting Minutes is a membership vote and will be voted on at the next Annual Meeting, Brad Burnette requested they be amended.

Brad Burnette moved the December 6, 2008 Annual Membership Meeting Minutes be amended as follows: fourth paragraph, fourth sentence under Review of Maintenance Projects

Discussion ensued and Bradford Burnette stated it is his unit that is above Mrs. Speas and she should send a certified letter to him stating if her unit incurred water damage as a result of his negligence, that she would hold him responsible for that damage.

Jim Thompson seconded and the motion carried unanimously.

FINANCIAL REPORT

Current Financials/Variiances

Shirlene Reeves reviewed the January 31, 2009 Financial Report and highlighted the following:

- The Association is approximately \$14,000 under budget for the month of January.
- One owner is past due and a certified letter was sent stating a claim of lien will be filed. The owner paid the amount due per the letter on January 16, 2009, but has made no payment since.

Cash Investments

There was discussion concerning the Association's investments, which included the following:

- Which banks hold the CDs?
- Are the CDs under different Bank Charters?

Shirlene Reeves verified that the CDs are under different Bank Charters. When the CDs roll over, Ms. Reeves will indicate on the Financial Report which banks they are on.

AMELIA ISLAND MANAGEMENT REPORT

General Report

Tim Scholl reviewed the Manager's Report (copy attached) and highlighted the following:

- Hodges Electric is repairing and rewiring the air conditioner platform disconnect boxes as required by the fire safety code. The ones in the parking area will be done last. Approximately 50% of those will require this work.
- While the pool was down to upgrade the drain, it was acid washed and the lines flushed.
- The initial saw cuts in the drive to drain water in the parking areas of C & D buildings seemed to be working well, although some are not straight.

The Board agreed to proceed with more saw cuts, where needed.

Jason Hambrecht and Michael Pettingill reported the following:

- CSI is investigating a new method to replace windows from the inside at a significant cost savings. This method does not require the EIFS be cut or the use of a lift.
- The new method has been tested and passed the water pressure test.
- Letters were sent to the few owners whose windows have not been inspected because no keys are available, but there has been no response.

Discussion followed on the Association's right of access to these units to protect the common elements. Tim Scholl will write a letter, for Board review, to be sent certified mail. The letter will notify the owners if no response is received by a certain date, the Association will exercise the right of access to gain entry. The Board will also contact attorney Jeffrey Tomassetti regarding this issue. Tim Scholl will consult with CSI and provide the Board with the unit numbers of all units requiring attention.

Brad Burnette stated the appearance of Beach Walker is much improved and commended Tim Scholl for all his efforts. Wayne Middleton stated since the major renovation a few years ago, things have held up well and gave credit to CSI for their supervision of the project.

Pool Maintenance

This was covered under the AIM General Report.

OLD BUSINESS

Entry Sign

Tim Scholl reported the signage package is ready to be sent to the Architectural Review Board (ARB) for approval. The next ARB meeting is Tuesday, March 3, 2009. The contractor to be used to construct the signs will be local.

Fire Sprinkler Quotes

Michael Pettingill reported he has received three bids on the fire sprinkler system as follows:

- Simplex Grinnell – \$150,000 for galvanized piping
- Wayne Automatic Fire Sprinklers – \$89,650 for galvanized piping, \$102,000 for stainless steel
- Milton J. Wood – \$77,650 for galvanized piping, \$85,900 for stainless steel (with pipes moved outside closets, but no repair to closets)
- All bids are based on Schedule 40 pipe.

Michael will obtain a bid from Wayne Automatic with the pipes moved outside the closets.

Tim Scholl stated the condition of the fire sprinkler system is getting to the point where replacement needs to be considered, because emergency calls for repair are costly. Discussion ensued.

Wayne Middleton moved to authorize up to \$86,000 for stainless steel piping to replace the sprinkler system piping, using the outside method, with either Wayne Automatic Fire Sprinklers or Milton J. Wood as the contractor, to be paid from the Major Maintenance Fund. Jim Thompson seconded and the motion carried unanimously.

Walkway Project

A bid of \$1,988 was received for installing handrails on the walkways and steps. One set of handrails is required (on either side).

Elevator Entry Lights

President Merrill stated the elevator entry lights will be installed next week by a contractor from Michigan. He gave the contractor a personal check as a

down payment and would like everyone to know that if they saw a check written to him it was for that reimbursement and not salary, etc. Shirlene Reeves stated President Merrill should give her a copy of the receipt or check and he will be reimbursed. The project will start with Building C.

NEW BUSINESS

Michael Pettingill reviewed a CSI report outlining safety concerns and other issues (copy attached) and the following items were highlighted:

- The trim on some planter boxes is falling apart and could pose a safety hazard (boards falling off).
- A bid was received to replace the trim on 32 planter boxes for \$6,247. More bids will be obtained.
- Tim Scholl will check if Richard Darlington has any fiberglass inner pans.
- A few boxes will be done to see the extent of repair/replacement needed.
- Boxes identified as safety issues will be fixed as needed.

The handrails in the fire stairwells in Building C are starting to come apart and need to be replaced. Three quotes have been received ranging from \$51,000 to \$72,000. This is something that must be done and considering the steady rise in the cost of materials, it should be done as soon as possible.

David Montgomery moved to accept the bid from Cupecoy Construction Inc., in the amount of \$50,976, to replace the handrails in the fire stairwells in Building C, to be paid from the Major Maintenance Fund. Jim Thompson seconded and the motion carried unanimously.

QUESTIONS/COMMENTS

An owner inquired, for insurance purposes, when the roofs were replaced. Shirlene Reeves reported the metal roofs were completed in 2006 and the shingles in 2000.

There was an incident with contractors entering a unit and surprising the occupant. Discussion followed on ways to prevent this from happening. Scott Muir expressed his concern regarding the incident and AIM will take this under consideration.

Because of this incident, and other bad experiences with C&L Plumbing, President Merrill asked Tim Scholl to look for another plumbing company.

Tim Scholl explained the new pest control company does not go inside the units unless owners call and request service. If inside attention is needed, owners should contact AIM at 904-277-5122 to report the problem.

President Merrill stated Florida Statutes require all owners provide a Certificate of Insurance for their individual unit hazard and liability insurance coverage to the Association annually. In addition, the Association must be listed as an additional insured loss payee. If an owner does not comply, the Association may buy the insurance and charge the owner. AIM will send a letter to owners requesting the Certificate be sent to their office by April 15, 2009. An owner suggested a request for updated emergency contact information be sent with the letter. This will be included.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:45 a.m.

Respectively submitted,

*Taylor Merrill*_{ijs}

Taylor Merrill, President

TM/js

Attachments