

**BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 22, 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 Burnette, Vice President-Via telephone
Wayne Middleton, Secretary/Treasurer
James Thompson, Director
David Montgomery, Director

OWNERS PRESENT

William Childers
Judith Pines
Ilse & Bryan Loftus

GUEST PRESENT

Michael Pettingill, Construction Solutions, Inc. (CSI)

AMELIA ISLAND MANAGEMENT (AIM)

Jeff Chapman – Asst. Director/Sr. Community Assn. Mgr.
Tim Scholl – Community Association Manager
Shirlene Reeves – Sr. CAM Villa Accountant
Vicki Akins – Administrative Assistant

CALL TO ORDER

Notice of the meeting was mailed to the Board on May 13, 2009 and posted on property, which is in accordance with the Documents of the Association. There were four Board members present in person, and one Board member present via telephone, which represented a quorum. President Merrill called the meeting to order at 9:00 a.m.

APPROVAL OF MINUTES

David Montgomery moved to approve the February 27, 2009, Board of Directors Meeting minutes as written. James Thompson seconded the motion. The vote carried unanimously.

FINANCIAL REPORT

Current Financials/Variiances

Shirlene Reeves stated Amelia Island Management prepared and mailed a monthly financial report reflecting the annual budget and actual money spent with year-to-date totals. Finances are in good condition. A demand letter has been sent to one owner and a claim lien has been filed. He has until May 29, 2009 to bring his account current. One other owner is one month in arrears on his monthly assessment.

Cash Investments/Rates & Maturities

Shirlene Reeves stated the Board could use \$25,000 of the insurance reserve after the premium is paid in June, 2009, and place it in the Board Fund to pay for ongoing or new projects. Wayne Middleton suggested that if the cash flow was okay we should place \$90,000 into a one year CD.

Wayne Middleton moved to transfer from the money market \$90,000.00 and place into a one year CD. James Thompson seconded the motion. The vote carried unanimously.

AMELIA ISLAND MANAGEMENT REPORT

General Report

Tim Scholl discussed the Property Manager's Report, which covered recently completed, ongoing, and future projects for Board consideration. (See attached) David Montgomery asked if the pavers were resealed after they were pressure washed. Tim Scholl responded, no. Bids will be requested for sealing the pavers.

David Montgomery moved to spend a maximum of \$3,000 for sealing the pavers. Tim Scholl is instructed to obtain bids, and inquire as to the proper type of sealant. Discussion ensued and David Montgomery withdrew his motion.

President Merrill stated at the north end of “D” building, at the last parking spot, there is a large hole knocked into the wall to get to the plumbing. James Thompson requested Tim Scholl email the Board the information and results of the hole caused by the owner of Unit #1113, and also the work that is being done in Unit #1194. (Subsequently it was found out that the owner of Unit #1113 employed C & L Plumbing, and knocking a hole in the wall was the only way to get to the clog that was inside the chase. It would be very helpful if an owner/rental agent having work done on a unit would notify AIM informing them of the work before the fact. This information would also help rental properties.)

1. Landscaping – Tim Scholl stated eventually all the dead bay trees will be removed. Native plants will be planted where the trees were located. Ilse Loftus stated the flowers at the Beach Walker sign to the left, are not in good condition or colorful. Between C and D buildings there is one grass area where the shrubbery is decrepit. On the third floor the view from the back balcony is limited because of the tree growth. You cannot see the sunset. When the cherry picker is on property, the trees on the west side of the buildings should be pruned and trimmed. On level one, there is no trash receptacle. Tim Scholl was instructed to install a smaller version of the trash receptacle on the first floor elevator entrance level of C & D buildings.

2. Leaking Window Status – Tim Scholl stated that on January 22, 2009, letters were sent to seven unit owners who have been identified as having the worse windows in the Association buildings. Only one owner has responded and agreed to change out the windows. It appears one other owner is considering changing out the windows. It was decided at the last meeting to have Attorney Jeffrey Tomassetti write a letter to the offending owners. David Montgomery contacted the attorney and pointed out the material in the condominium Documents concerning this issue. The Attorney was to advise owners if they do not address the window problem, the Board will have the windows replaced and subsequently charge them for the labor and materials. . David Montgomery stated at the last Board Meeting it was decided that there would be a deadline of August 1, 2009 for the owners to respond. Tim

Scholl stated Attorney Tomassetti has the necessary information. The letter has not been written or sent as of this meeting.

CSI has accessed all the other units in Beach Walker in an effort to document the status of all windows and doors, especially on the east side of the building. There are original windows and doors that are not acceptable, as well as some poorly installed replacement doors and windows. It was suggested that letters be sent out to all owners to explain the leaking window issue and how it affects the condo buildings as a whole. It was suggested that information be put in this letter indicating that the owners could contact CSI and they would try to put together a coordinated effort for the window replacements. David Montgomery volunteered to help draft this letter. It will be sent by certified mail to each owner.

3. Certificate of Insurance Status – Shirlene Reeves stated of the 96 owners, 22 owners have not responded.

4. Review of CSI Annual Inspection Items – James Thompson read the list of items that are addressed in the CSI Annual Inspection Report. Most of the items have been completed. The rest of the items appear to be general maintenance that can be completed at any time. Tim Scholl provided information about the upgrading of the parking lots. To mill out the top layer of asphalt and re-asphalt the parking lots, the cost will be \$36-40,000 for all four parking lots. The option of patching and sealing would only be prolonging the repair issue. The Board requested Tim Scholl obtain detailed comparison bids from a couple contractors. The work would be done in the fall.

James Thompson moved to mill, re-pave, and repair the four parking lots at a cost not to exceed \$45,000. David Montgomery seconded the motion. The vote carried unanimously.

OLD BUSINESS

Entry Sign

President Merrill stated the entry sign has been approved by ARB. A deposit has been paid to Pizzazz of Jacksonville, Florida. Possibly, by the next meeting there will be a new sign.

President Merrill stated the lights in the entryway to the elevators are LED lights which used much less electricity than a normal fluorescent or incandescent light. LED bulbs are more expensive, but the life of a LED bulb is ten years compared to one year for an incandescent bulb. By changing the 200 bulbs in the hallways that are to stay lit at all times, the electricity savings would be significant and would pay the cost of the LED replacement bulbs in three years. This would save approximately \$2,300 per year in electricity at today's rates.

Fire Sprinkler Quotes

Michael Pettingill advised after looking closer at the fire sprinkler bids, it was discovered the contractors were not bidding on the same thing. CSI wrote new specifications for the bidding process. Tim Scholl stated when the bid is awarded he and Michael Pettingill will have a meeting with the contractor and lay out a plan where there will be as little impact as possible on the owners and renters.

NEW BUSINESS

QUESTIONS/COMMENTS

David Montgomery commended President Merrill for the entryways. Bryan Loftus commended all the Board for their efforts on behalf of the owners.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:15 a.m.

Respectfully submitted,

*Taylor Merrill*_{va}

Taylor Merrill

President

TM/va

Attachments

Community Association Manager's Report