

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 14, 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
David Montgomery, Director

BOARD MEMBERS ABSENT

James (Jim) Thompson, Director

OWNERS PRESENT

Sign-in sheet on file at AIM.

AMELIA ISLAND MANAGEMENT (AIM) GUEST PRESENT

Scott Muir, Director of AIM Solutions, Inc. (CSI)	Construction
Tim Scholl, Community Association Manager	Jason Hambrecht
Shirlene Reeves, Senior CAM Villa Accountant Pettingill	Michael
Joan Sheets, Administrative Assistant Builders, Inc.	Chip Barrett - ICF

CALL TO ORDER

Notice of the meeting was emailed to the Board on August 10, 2009 and posted on property, 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 9:03 a.m.

APPROVAL OF MINUTES OF MAY 22, 2009 BOARD OF DIRECTORS MEETING

David Montgomery moved to approve the May 22, 2009 Board of Directors Meeting Minutes, as written. Brad Burnette seconded and the motion carried unanimously.

FINANCIAL REPORT

Current Financials/Variiances

Shirlene Reeves reviewed the July 31, 2009 Financial Report (copy attached). Discussion ensued.

Foreclosure Update

A foreclosure notice was served on one unit. Shirlene Reeves reported a certified check has been received for all money due through July 2009, and commended Sandy Welsh, her assistant, for her collection diligence. The electricity to the unit will be checked to make sure it is on to prevent possible damage to common elements from lack of air conditioning, etc.

Budget Considerations for 2010

Shirlene Reeves reviewed the Proposed Annual Budget for 2010 (copy attached). If approved, the monthly assessment will remain the same as 2009. Discussion of line items and capital reserves followed.

Wayne Middleton requested CSI provide the Board with a summary of charges by project for the last 12 months.

President Merrill asked for input from owners on any major projects for 2010. Installing some type of security system for the parking lot and/or pool was discussed. Tim Scholl and CSI will investigate options and costs and report to the Board.

Balcony railings were discussed. Anyone whose railings need attention (replacement/repair/paint) should contact Tim Scholl. Replacements will be done on an as needed basis with a taller painted aluminum type of railing to meet safety specifications and code.

AMELIA ISLAND MANAGEMENT REPORT

General Report

Beach Walker Activities

Tim Scholl reviewed the Manager's Report (copy attached). There is a drainage issue at the northeast side of the pool where the new pavers were installed; this will be checked.

AIP Status and Ramifications

Scott Muir gave a brief overview of the direction Amelia Island Management is moving toward.

Landscaping

There are vines, bushes, etc. in various areas of the property which need thinning/trimming. Richard Darlington will be contacted regarding the areas on Beach Walker property and Martin Drury on the AIPCA property. There was also discussion about trimming the trees for a better ocean view.

Leaking Window Status/Construction Solutions

Jason Hambrecht of CSI reported there are approximately 38 units with windows and doors which could sustain water intrusion during a tropical storm. Currently, there are ten owners who have expressed interest in replacements. Mr. Hambrecht proposed this project be bid out to a few contractors, with one contractor and one approved brand of product chosen. Unit 1126 owner requested Mr. Hambrecht look at their unit, because the instructions and specs were followed but there was water intrusion during the last bad storm. A lengthy discussion followed. After the details and prices are established, Tim Scholl will send a letter to owners to see if there is any further interest. The Board agreed.

Chip Barrett of ICF Builders, a contractor who installs windows and doors, gave a summary of his company and the techniques they use for installation and testing of windows and doors.

OLD BUSINESS

Paving Update

The Board agreed, before resurfacing the asphalt driveways, the railroad ties will be removed and no curbing will be installed. This is planned to begin in October 2009.

Fire Sprinkler Update

Re-piping of the sprinkler lines will begin at Building D north, then D south, C north and C south. This is planned to begin in early September 2009.

NEW BUSINESS

TV/Internet Reception

There was discussion on poor TV/internet reception. Tim Scholl has asked for a quote for Beach Walker from Southeast Wiring of Jacksonville, FL, who completed a similar project at Captain's Court. He will bring the quote to the Board once received.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:09 p.m.

Respectively submitted,

*Taylor Merrill*_{js}

Taylor Merrill, President

TM/js

Attachments