

**BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 2, 2009**

A Board of Directors Meeting of the Beach Walker Villas Association, Inc. was held this day in the Heron Room, at RacquetPark, 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)

Tim Scholl, Community Association Manager
Shirlene Reeves, Senior CAM Villa Accountant
Jamie Branan CAM Administrative Assistant

OWNERS PRESENT

On file at AIM

GUEST

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

CALL TO ORDER

Notice of the meeting was emailed to the Board and posted on property on September 22, 2009, which is in accordance with the documents of the Association. There were four Board members present, which represented a quorum. President Merrill called the meeting to order at 9:02 a.m.

APPROVAL OF MINUTES

David Montgomery moved to approve the August 14, 2009 Board of Directors Meeting Minutes as written, James Thompson seconded the motion. The vote passed unanimously.

FINANCIAL REPORT

Current Financials/Variance

Current financials were previously emailed to the Board. Shirlene reported one owner owes late fees, and two homeowners are one month behind; other than that everything is looking good.

2010 Budget Approval

President Merrill reported that the monthly assessment will remain the same as it has over the last couple of years. Questions concerning charges from Construction Solutions, Inc. were raised a discussion ensued. The budget will be adopted at the Annual Meeting.

RATIFICATION OF INSURANCE COVERAGE AND DEDUCTIBLE

David Montgomery moved to ratify the purchase of insurance coverage and deductible with maximum hurricanes deductible of 3% (\$575,592) to be met by special assessment of \$5,995.75 per unit or reduced by funds on hand. James Thompson seconded the motion. The vote passed unanimously.

AMELIA ISLAND MANAGEMENT REPORT

See attached report

There was a lengthy discussion on the topic of leaking windows. The Board is going to cross check their list of leaking windows with CSI and retest any window in question. Once that is complete any owner with proven leaking windows will receive notice from the Board with a report from CSI attached. The notice will be a letter from Jeffery Tomassetti, the Association's attorney, making clear the Boards intent to take action if the owner does not agree to replace their windows. The decision is unanimous that simply caulking these older windows is no longer an option. If the owner continues to ignore reports from CSI and letters from the Board, the Board will proceed with window replacement at the owner's expense.

James Thompson moved to re-test the windows and have Jeffery Tomassetti write a letter on the Boards behalf to put all owners, not in compliance, on notice that the Board is getting ready to take action. David Montgomery seconded the motion. The vote passed unanimously.

CSI revised the old window specifications and brought them up to today's building codes and standards.

James Thompson moved to adopt the window specifications that were provided by Construction Solution, Inc. September 2009. Wayne Middleton seconded the motion. The vote passed unanimously.

OLD BUSINESS

Tim Scholl brought the Board up to date on the cost and process involved in upgrading the wiring throughout the Beach Walker buildings for television and internet reception.

Wayne Middleton moved to upgrade the wiring at a cost of \$16,000, David Montgomery seconded the motion. The vote passed unanimously.

NEW BUSINESS

Quotes for installing entry gates into the Beach Walker parking lots were received. Details on how the entry codes would work were discussed. It was decided to postpone the installation for a few months.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:52 a.m.

Respectively submitted,

Taylor Merrill/jb

Taylor Merrill/jb
President

TM/jb

