

**BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS/ANNUAL MEMBERSHIP MEETING
DECEMBER 11, 2009**

A concurrent Annual Membership/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 Thompson, Director
David Montgomery, Director

OWNERS PRESENT

Patricia Welch
Judith Pines
Robert Carisle
Beverly Montgomery
Lois Brandenburg Ukropina

AMELIA ISLAND MANAGEMENT, INC. (AIM)

Tim Scholl, Community Association Manager
Shirlene Reeves, Senior CAM Villa Accountant
Joan Sheets, Administrative Assistant

GUESTS PRESENT

Jason Hambrecht, Construction Solutions

CONFIRMATION OF MEETING NOTICE, DETERMINATION OF QUORUM, AND CALL TO ORDER

Notice of the meeting was mailed to the membership on November 11, 2009 and posted on property, which is in accordance with the Documents of the Association. There were 698.3% owners represented by proxy and 103.7% owners present in person totaling 802.0%, which represented a quorum. President Taylor Merrill called the meeting to order at 9:05 a.m.

APPROVAL OF MINUTES

Judith Pines moved to approve the December 6, 2008 Annual Membership Meeting Minutes, as written. James Thompson seconded, and the motion carried unanimously.

Wayne Middleton moved the October 2, 2009 Board of Directors Meeting Minutes be amended as follows: page 2 under 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 *revisit this issue during the busy period during 2010 summer to see if there is an increase in unauthorized use of Beach Walker's parking lots.*

David Montgomery seconded and the motion carried unanimously.

COMMUNITY ASSOCIATION MANAGER'S REPORT

Tim Scholl reviewed the Community Association Manager's Report (copy attached).

FINANCIAL REPORT

Shirlene Reeves reported the Association is doing well financially, but is a little over budget due to pool repairs and building maintenance. Ms. Reeves stated due to insurance rates decreases, the Insurance Reserve is heavy and part of it could be moved to the Board Fund

Wayne Middleton made a motion to move \$50,000 from the Insurance Reserve to the Board Fund. Brad Burnette seconded, and the motion carried unanimously.

President Merrill requested the fire sprinkler system project expenses be separated from building maintenance for better tracking. Tim Scholl will recap the entire project and send it to the Board.

The owner of Unit 1147 requested the trees near her unit be trimmed. Tim Scholl will look into this and have trees trimmed as needed.

Vote on Capital Reserves

Bob Carlisle moved to waive funding of the 2010 Capital Reserve. Judith Pines seconded the motion. Of the 802.0% owners present and represented by limited proxy, there were 655.2% “yes” votes to waive funding of the 2010 Capital Reserve, 98.1% “no” votes, and 48.7% “unknown” votes. The 2010 Capital Reserve funding was waived.

NOTE: All limited proxies must be checked “YES” or “NO” to be counted. If left unchecked, proxies are considered “UNKNOWN” and can only be used to establish a quorum.

Vote to Approve 2010 Budget

Bradford Burnette moved to approve the proposed 2010 budget at a level of \$816,833, as presented. David Montgomery seconded, and the motion carried unanimously. This level will keep the budget at the same level it has been over the past few years.

AMELIA ISLAND PLANTATION COMPANY UPDATE

Shirlene Reeves stated owners could go to the AIPCA website (www.aipca.net) to get an update. Wayne Middleton gave a brief summary of a meeting he attended regarding this.

OLD BUSINESS

Fire Sprinkler Water Main Project Update

This project is nearly complete.

Window Replacement Project Update

Jason Hambrecht reported letters were sent to owners and several responses were received. The replacements will be scheduled by the owners directly with the contractor, ICF Builders, Inc. CSI will retest Unit 1135 and notify the owner if the door still leaks. Discussion ensued on how to proceed with units where no response has been received.

David Montgomery moved for the Board to proceed with replacement of the Unit 1135 door, Unit 1129 door and windows, and Unit 1118 door and one window, beginning approximately January 15, 2010, and assess the owners the cost of those repairs. Wayne Middleton seconded, and the motion carried unanimously.

Unit 1119 owner stated he replaced his windows and needs them tested and the balcony EIFS is leaking. CSI will check into this. Unit 1139 will also be tested.

TV/Internet Cable Upgrade

President Merrill reported new cable will be run in the buildings and dropped into each unit. It will be the owner's responsibility to hook up to the existing cable inside their unit. A letter will be sent to all owners regarding access to their units so the contractors can get into the utility rooms.

Parking Entry Gate Project

The Board agreed to revisit this project during the busy period during the 2010 summer to see if there is an increase in unauthorized use of Beach Walker's parking lots.

Annual Inspection Report – Construction Solutions

David Montgomery moved to have an Annual Inspection Report done by Construction Solutions. James Thompson seconded, and the motion carried unanimously.

NEW BUSINESS

There was no new business discussed.

INSTALLATION OF BOARD

There were five positions to be filled on the Board and five notices to serve were received from Bradford Burnette, Taylor Merrill, Wayne Middleton, David Montgomery and James Thompson. These five were installed on the Board.

DETERMINATION OF ANNUAL/BOARD MEETING DATES FOR 2010

The meeting dates for 2010 are as follows:

March 12, 2010 – Board of Directors Meeting

May 14, 2010 – Board of Directors Meeting

August 13, 2010 – Board of Directors Meeting

October 8, 2010 – Board of Directors Meeting

December 10, 2010 – Annual Membership Meeting

ADJOURNMENT

There being no further membership business, the meeting was adjourned at 10:30 a.m.

BOARD OF DIRECTORS MEETING

CALL TO ORDER

Taylor Merrill called the Board of Directors meeting to order at 10:30 a.m. There were five Board members present which represented a quorum.

ELECTION OF OFFICERS

James Thompson moved to retain the same slate of officers as 2009. David Montgomery seconded, and the motion carried unanimously.

The slate for the 2010 Board of Directors is as follows:

President Taylor Merrill

Vice President Bradford Burnette

Secretary/Treasurer Wayne Middleton

Director James Thompson

Director David Montgomery

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:33 a.m.

Respectfully submitted,
Taylor Merrill, President

TM/js

Attachments: Community Association Manager's Report

2010 Annual Budget

2010 Board of Directors List