

**BEACH WALKER VILLAS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 12, 2010**

A Board of Directors Meeting of the Beach Walker Villas Association, Inc. was held this date 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**

Sign-in sheet on file at AIM.

**GUESTS PRESENT**

Jason Hambrecht, Construction Solutions  
David Baskin, Otis Elevator Company

**AMELIA ISLAND MANAGEMENT, INC.(AIM)**

Tim Scholl, Community Association Manager  
Joan Sheets, Administrative Assistant

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on March 1, 2010 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.

**FINANCIAL REPORT**

The Board reviewed the February 28, 2010 Financial Report. President Merrill reported the Association is positive to budget year to date.

**AMELIA ISLAND MANAGEMENT REPORT**

## **General Report**

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

## **Landscaping/Tree Trimming**

This was covered in the Manager's Report.

## **Leaking Window Status/Periodic Caulking/Construction Solutions**

Jason Hambrecht reported there are eleven units on the list to be completed and other owners are calling regarding having their windows and doors replaced.

There was discussion on the periodic caulking of windows. CSI will mark the windows and doors to be replaced so they are not caulked.

**Jim Thompson moved to authorize the caulking of all windows in Buildings A, B, C and D, up to \$15,000, to be done as weather and time permit before the busy season. David Montgomery seconded, and the motion passed unanimously.**

## **New Window Specs**

The new window specifications are on the website [www.beachwalkervillas.com](http://www.beachwalkervillas.com).

## **Construction Solution's Maintenance Report**

Jason Hambrecht reviewed the report and highlighted the following:

- The guardrail pickets on the balcony railings are replaced as needed.
- The main drain pipes in the buildings will eventually have to be replaced with PVC. He will obtain a bid.
- Planters are a continuing maintenance item.
- The louvered vents need to be maintained for safety reasons.
- The ropes on the walkways might need to be replaced with boards for safety reasons.
- The pump house needs to be painted.

## **OLD BUSINESS**

### **Paving Update**

The parking lot has been restriped.

### **Fire Sprinkler Update/Recap**

This project is complete.

**TV/Internet Reception Update**

Some owners may find it difficult to locate the splitter. There have been reports of better reception and in the long run, it will be a good investment. Anyone needing assistance hooking up the cable should contact Tom at Southeast Cable Wiring Co., 904-401-5676.

**NEW BUSINESS**

**Elevator Upgrade Items as Mandated by State of Florida – Otis Rep. David Baskin**

David Baskin reported there were two code violations on the last elevator inspection and gave a proposal on ways to correct these issues. (A copy of the proposal is on file at AIM.) A lengthy discussion ensued and the following Board directives were made.

- David Baskin will supply a record of recent maintenance calls.
- Tim Scholl will obtain an estimate for bringing the elevators into compliance/upgrade.
- The consensus of the Board was to apply for a variance to allow more time to upgrade the elevators.
- Jason Hambrecht will obtain a proposal from an elevator consultant.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:43 a.m.

Respectively submitted,

*Taylor Merrill*<sub>/js</sub>

Taylor Merrill  
President

TM/js  
Attachments