

**BEACH WALKER VILLAS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
AUGUST 13, 2010**

A Board of Directors Meeting of the Beach Walker Villas Association, Inc. was held this date in the Amelia Island Management Conference Room, 5440 First Coast Highway, 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**

Judith Pines  
Carol Thompson

**GUEST PRESENT**

Jason Hambrecht, Construction Solutions, Inc.

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

Steve Mehas, Community Association Manager  
Shirlene Reeves, Senior CAM Villa Accountant  
Joan Sheets, Administrative Assistant

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on August 6, 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 9:05 a.m.

**APPROVAL OF MINUTES**

**Brad Burnette moved to approve the May 14, 2010 Board of Directors Meeting Minutes, as written. David Montgomery seconded, and the vote was unanimous.**

## **FINANCIAL REPORT**

### **CD Movement Plan**

Wayne Middleton reported one FCCB CD has matured and it was put into a Sun Trust money market account because the rate was higher than their one year CD. There is another CD which will mature in the near future. Mr. Middleton researched CD rates and found EverBank in Jacksonville, FL offers a rate of approximately 1.25% on one year CDs. An account will need to be opened with them to invest in their CDs.

**David Montgomery moved to open an account with EverBank in Jacksonville, FL with the funds acquired from the CD being redeemed at renewal. Wayne Middleton seconded, and the motion carried unanimously.**

### **FHA Requirements**

Shirlene Reeves reported Beach Walker does not meet the FHA requirement of 10% of the budget being designated to Capital Reserves. Discussion followed regarding these requirements and will be addressed in the Proposed 2011 budget process.

### **Unit Foreclosure Status**

President Merrill stated there was one foreclosure by a mortgage company, even though this owner was current in his assessment. Shirlene Reeves reported, effective July 1, 2010, the Association can now collect 12 months back assessments instead of only six months.

## **AMELIA ISLAND MANAGEMENT REPORT**

### **General Report**

The owner of Unit 1135 contends when her storage unit was opened for structural inspection, the lock was broken and she wants it replaced. Even though the lock was severely corroded, President Merrill directed Steve Mehas to replace it.

Shirlene Reeves reported there are a few owners who are past due one month.

Steve Mehas reported the following:

- 33 units have completed the hi-def cable hookups.
- Several balcony railings have been replaced with new 42” rails which will meet the building code. He is seeking bids from two other fabricators for the next purchase of railings.

Jason Hambrecht suggested if the Board were to do a major replacement of railings, they should consider replacing them with all aluminum with no wood. The Board felt that rather than replacing railings one or two at a time Mr. Hambrecht should obtain designs/materials and general quotes for replacing all of the railings for consideration at the next Board Meeting.

David Montgomery inquired when the last termite inspection was done. There is not a regular inspection. If a problem is reported, it will be treated.

Steve Mehas also reported:

- The exhaust fan in the Building D air conditioning staging area was replaced due to corrosion.
- Jason Hambrecht has been overseeing the column repair structural issues.
- The shutoff valve for the water to one of the risers has no handle. He will check all of the valve handles and replace as needed.
- The pool deep end light fixture will be replaced after the summer season.
- The T-box lights are deteriorating and need to be repaired/replaced. He will investigate alternatives.
- Quotes were obtained to illuminate the low hanging branches along the walkways and will be discussed during the walk around following the meeting.

President Merrill reported the following:

- There is a leak in Unit 1129 parking area. Steve Mehas has contacted the rental agent and will check into the source when Unit 1123 is unoccupied.
- There are rusting staples in the beach end of the boardwalk. Steve Mehas will have these removed.
- Swimtech has been using a blower at the pool at 7:30 a.m. Steve Mehas will ask them to do this at a later hour.

## **OLD BUSINESS**

### **Window/Door Replacement Status**

Jason Hambrecht reported more owners have signed up for window/door replacement. The majority of the replacements have been completed.

### **Elevator Consultant Report**

Jason Hambrecht obtained an elevator assessment proposal from Vertical Assessment Associates at a cost of \$1,000 per elevator to inspect them. The Board directed Mr. Hambrecht to address the possibility of obtaining a variance or other alternatives.

**David Montgomery moved to hire Vertical Assessment Associates to inspect the two elevators, to advise the Board of the viability of obtaining a variance from the State, and to provide any other alternatives to keep the elevators in working order. Brad Burnette seconded, and the motion carried unanimously.**

### **NEW BUSINESS**

#### **Tree Safety Issues**

This was previously addressed.

#### **Parking Area Drainage**

Jason Hambrecht will check with Herb Hilderbrand for his recommendation on the issue of flooding and will email the Board.

### **QUESTIONS/COMMENTS**

Unit 1120 owner reported the door of the linen closet on the 3<sup>rd</sup> floor of Building D is in bad shape. President Merrill directed Steve Mehas to have it replaced.

There was discussion on whether to charge rent for the use of these closets by Amelia Island Company. Steve Mehas will inspect all of the closets and send a letter to the company regarding the rental fee.

Steve Mehas will address touching up the Building D 1<sup>st</sup> floor elevator door frame and painting the ceiling.

**ADJOURNMENT**

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

Respectively submitted,

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

Taylor Merrill  
President

TM/js