

**BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS/ANNUAL MEMBERSHIP MEETING
DECEMBER 10, 2010**

An 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 (Jim) Thompson, Director
David Montgomery, Director

AMELIA ISLAND MANAGEMENT (AIM)

Steve Mehas, Community Association Manager
Shirlene Reeves, Manager Villa Accounting
Joan Sheets, Administrative Assistant

OWNERS PRESENT

Sign in sheet on file at AIM.]

GUESTS PRESENT

Jason Hambrecht, Construction Solutions, Inc.

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

Notice of the meeting was mailed to the membership on November 18, 2010 and posted on property, which is in accordance with the Documents of the Association. There were 642.0% owners represented by proxy and 105.0% owners present in person totaling 747.0%, which represented a quorum. President Taylor Merrill called the meeting to order at 9:05 a.m.

APPROVAL OF MINUTES

Greg Shipley moved to approve the December 11, 2009 Annual Membership Meeting Minutes, as written. Brad Burnette seconded, and the motion carried unanimously.

Brad Burnette moved to approve the October 8, 2010 Board of Directors Meeting Minutes, as written. David Montgomery seconded, and the motion carried unanimously.

FINANCIAL REPORT

Shirlene Reeves reported the Association is doing well financially. One owner is in arrears and a letter will be sent.

The Board asked that future proxies be more explicit and contain a “the Board recommends a yes/no vote” phrase.

Vote on Capital Reserves

Judith Pines moved to waive full funding of the 2011 Capital Reserve. Jim Thompson seconded the motion. Of the 747.0% owners present or represented by limited proxy, there were 681.4% “yes” votes to waive full funding of the 2011 Capital Reserve, 30.7% “no” votes, and 34.9% “unknown” votes. Full funding of the 2011 Capital Reserve 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.

Brad Burnette moved to provide for partial funding of the 2011 Capital Reserve. Jim Thompson seconded the motion. Of the 747.0% owners present or represented by limited proxy, there were 671.3% “yes” votes to provide for partial funding of the Capital Reserve using the “Pooled Method,” 35.5% “no” votes, and 40.2% “unknown” votes. The 2011 Capital Reserve will be partially funded using the “Pooled Method.”

Transfer of Current Capital Reserve Funds to Pooled Account

Paul Greco moved to transfer current Capital Reserve funds from the current straight line accounts to a pooled account. Judith Pines seconded the motion. Of

the 747.0% owners present or represented by limited proxy, there were 651.7% “yes” votes to transfer current Capital Reserve funds from the current straight line accounts to a pooled account, 45.6% “no” votes, and 49.7% “unknown” votes. The current Capital Reserve funds will be transferred from the current straight line accounts to a pooled account.

Vote to Approve 2011 Budget

Brad Burnette moved to approve the proposed 2011 budget at a level of \$816,833, as presented. David Montgomery seconded, and the motion carried unanimously.

COMMUNITY ASSOCIATION MANAGER’S REPORT

Steve Mehas reviewed the Community Association Manager’s Report (copy attached). Mr. Mehas stated the entry sign is separating at the top and is out of warranty, but the manufacturer will fix it at no charge.

Beach Walker received a 3 year variance on the elevators and is actively pursuing refurbishment details. The writing of the specifications and bidding out are in process. The elevators will continue to be inspected and maintained. Discussion followed. Jason Hambrecht recommended putting the actual variance papers in the mechanical room. Steve Mehas will put a sign in the elevators stating “Certificate on File.” When the project begins, the elevators will be out of commission for 8 to 10 weeks. Owners will be given sufficient notice when this will be happening. Steve Mehas is attempting to obtain email addresses for all owners.

OLD BUSINESS

Fire Sprinkler Water Main Project Update

This project is complete.

Window Replacement Project Update

Jason Hambrecht reported the window replacement project is ongoing.

TV/Internet Cable Upgrade

President Merrill reported to get proper reception; you must have a converter box. These boxes can be obtained from Comcast (the first three are free); the boxes can be picked up or ordered.

Parking Entry Gate Project

The Board agreed this was not an issue at this point. Therefore, the expense of further preparation for a gate system would not be warranted. If necessary, the Board will consider hiring part-time security for major holidays.

NEW BUSINESS

Concrete Repair

There was a lengthy discussion regarding the concrete repair and costs. The BOD approved moving ahead on the spalling repairs for the stairwells in building D and the balcony repairs for both C & D.

Jim Thompson moved the Board authorize \$25,000 out of Building Maintenance to address the Mar-Kel concrete spalling issues and Jason Hambrecht will prioritize and approve their work before payment. If this amount is not sufficient to complete the work needed, Mr. Hambrecht will come back to the Board and request another appropriation. David Montgomery seconded, and the motion carried unanimously.

Balcony Railing

Jason Hambrecht brought samples of balcony rails, which are code compliant, for the Board and owners present to look at. The railing comes in various standard colors. Discussion ensued. Mr. Hambrecht will send some design options to the Board and also get a time frame for manufacture. The website to see this product is aerotecaluminum.com.

Wayne Middleton made a motion to move the funds in the Major Maintenance Fund to the Pooled Capital Reserve Exterior Building Fund. Brad Burnette seconded, and the motion carried unanimously.

David Montgomery moved that the Board select a design and authorize Steve Mehas to take this design to the ARB for approval. If approved, the Board will accept the bid from Halbert Construction to replace the handrails. This will be paid out of the Pooled Capital Reserve. Brad Burnette seconded, and the motion carried unanimously.

Elevators

Jason Hambrecht reported he had received a quote of \$8,400 to write the elevator specifications, obtain bids, evaluate the bids, make recommendations, and perform a final punch list. Discussion ensued.

David Montgomery moved to authorize the expenditure of up to \$8,400 to hire an independent consultant to develop the specifications, obtain bids, evaluate the bids, make recommendations, and perform a final punch list. Wayne Middleton seconded, and the motion carried unanimously.

The Board discussed the tentative time frame for all aspects of this project. Jason Hambrecht will proceed with obtaining the specifications. The Board will meet in March 2011 to review the specifications and obtain bids in October 2011. The project will begin in January 2012. The Board discussed the option of doing one elevator at a time. Jason Hambrecht suggested having the consultant attend the March meeting to answer any questions the Board might have.

Closets

Steve Mehas reported he had approached Omni regarding usage fees for the closets and they declined the offer. Discussion ensued. Steve Mehas will check how many closets there are and if there is any interest in using them. The Board agreed to find out what they have and then decide what to do.

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 2011 are as follows:

March 4, 2011 – Board of Directors Meeting at the AIM Conference Room at 9:00 a.m.

May 20, 2011 – Board of Directors Meeting at the AIM Conference Room at 2:00 p.m.

August 19, 2011 – Board of Directors Meeting at the AIM Conference Room at 2:00 p.m.

October 28, 2011 – Board of Directors Meeting at the AIM Conference Room at 9:00 a.m.

December 9, 2011 – Annual Membership Meeting at the POC (if available) at 2:00 p.m.

ADJOURNMENT

There being no further membership business, the meeting was adjourned at 11:10 a.m.

BOARD OF DIRECTORS MEETING

CALL TO ORDER

Taylor Merrill called the Board of Directors meeting to order at 11:10 a.m. There were five Board members present, which represented a quorum.

ELECTION OF OFFICERS

Jim Thompson moved to retain the same slate of officers as 2010. David Montgomery seconded, and the motion carried unanimously.

The slate for the 2011 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 11:15 a.m.

Respectfully submitted,
Taylor Merrill, President
TM/js

Attachments: Community Association Manager's Report
2011 Annual Budget
2011 Board of Directors List