

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 4, 2011

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
Bev Montgomery
Mr. & Mr. Loftus

AMELIA ISLAND MANAGEMENT (AIM)

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

GUEST PRESENT

Jason Hambrecht, Construction Solutions, Inc.
Malcolm Daigle & Associates, Inc.

CALL TO ORDER

Notice of the meeting was emailed to the Board on February 4, 2011 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

CD Movement Update

Wayne Middleton reported everything is in order with the transfer of funds to EverBank. Shirlene Reeves reported she receives quarterly statements from EverBank.

Ms. Reeves explained the new format of the financial report; the Board was pleased with the added detail.

AMELIA ISLAND MANAGEMENT REPORT

General Report

Steve Mehas reviewed the CAM Report (copy attached) and the following items were discussed.

- Moving the water spigots inside the storage closets to the outside
- Bids received on the pool rules sign were \$267 from Fast Signs and \$1,700 from Pizzazz
- Suggested wording for sign was “No animals allowed in the pool area, except service animals”
- Steve Mehas will send a notice to owners and rental agencies regarding cut off of old cable service
- Some shingles on the roof of the lower gazebo are coming loose – Steve Mehas will check
- A 6 inch original water supply line is leaking occasionally – Steve Mehas will keep an eye on it to determine when it will need replacing
- Steve Mehas will send a letter to owners whose mailboxes need replacing
- Steve Mehas will check on a wireless internet contract with the Association
- The Board requested Steve Mehas send them an email introducing his backup CAM, Steve Finch

OLD BUSINESS

EIFS Leaks/Spalding Repair

This is an ongoing issue. Some bubbles/wrinkles in the coating were discovered on the west side of C building. Steve Mehas is seeking bids for the repair.

Cast Iron Pipe Maintenance

Steve Mehas reported the only outstanding aspect of this plumbing project is that the painting portion has not been paid.

NEW BUSINESS

Tree Trimming/Thinning Project, Property Wide Plan Established

Steve Mehas reported he should have a proposal from the arborist on the tree trimming project next week and will forward it to the Board. It was determined not to trim any more trees on the west side. Discussion ensued. Wayne Middleton suggested the arborist meet with the owners of unit 1155.

Jim Thompson moved to authorize President Taylor Merrill to approve the proposal for the tree trimming, at his discretion. Wayne Middleton seconded, and the motion passed unanimously.

Elevator Service Contract Discount

Steve Mehas reported he had met with an Otis representative to discuss the maintenance contract. After review, Otis agreed to give Beach Walker Villas a low volume usage discount which will result in a savings of approximately 30% per year.

Balcony Railing Status Report

Jason Hambrecht reported there are some units for which keys are not available; these would require a locksmith to enter. The project is continuing on C and D buildings. Steve Mehas reported there are railings on C and D on the mezzanines behind the elevators which were not addressed in the project scope and he suggested they be replaced with the newer of the railings being removed.

Elevator Project

Malcolm Daigle stated 80% of their business is elevator modernization. Their company looks at everything that has to be done and does it all at one time rather than spread it out over several years. Mr. Daigle continued his presentation and answered questions throughout. The basic timing for this project will be as follows:

- Draw up specifications – 2 weeks
- Submit specs to contractors – 3 weeks
- Obtain bids – 3 weeks (bids must be firm for 120 days)
- Award contract – 3 to 4 weeks
- Manufacture and delivery – 16 weeks
- Installation – 6 to 8 weeks per elevator

The Board requested the elevators both be installed at the same time rather than sequentially and that the installation of the elevators begin in January 2012. Discussion ensued, including terms of the contract with Malcolm Daigle.

Wayne Middleton moved to appoint an elevator committee, consisting of Taylor Merrill, Brad Burnette and David Montgomery, and authorize them to make decisions on the project for the Board, except for the actual modernization bid price. This decision will be made by the Board. Jim Thompson seconded, and the motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:14 a.m.

Respectively submitted,

Taylor Merrill /js
Taylor Merrill, President

TM/js
Attachment