

**BEACH WALKER VILLAS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MAY 20, 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  
Wayne Middleton, Secretary/Treasurer  
David Montgomery, Director

**BOARD MEMBERS ABSENT**

Bradford (Brad) Burnette, Vice President  
James (Jim) Thompson, Director

**OWNER PRESENT**

Bev Montgomery

**AMELIA ISLAND MANAGEMENT (AIM)**

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

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on May 12, 2011 and posted on property, which is in accordance with the Documents of the Association. There were three Board members present, which represented a quorum. President Taylor Merrill called the meeting to order at 2:03 p.m.

The Board agreed to change the time of the October 28, 2011 Board of Directors Meeting to 2:00 p.m.

**FINANCIAL REPORT**

Shirlene Reeves reported the following:

- One owner owes late fees from October and refuses to pay them.
- One owner owes April and May assessments.
- There has been some activity in sales and refinances.  
President Merrill reported he had received information on the insurance with options 1 and 2. Discussion ensued.  
David Montgomery moved to accept option 1, plus mold and sewer backup coverage, subject to approval by Jim Thompson and Brad Burnette. Wayne Middleton seconded, and the motion carried unanimously.

## **AMELIA ISLAND MANAGEMENT REPORT**

### **General Report**

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

- Two units on the first floor of C & D have experienced rust clogs in the main vent line elbows and it is likely there will be additional occurrences with units of limited occupancy. President Merrill asked if they could be replaced. Replacement is possible although the difficulty varies with the different floor plans. Steve recommended addressing each unit as problems arise, since removal of wall treatments and sheetrock may be required for access to the elbows.
- Comcast is planning to cut off all old cable service and only approximately 45 units have converted to the new service. President Merrill will send a newsletter with whom to contact along with other Association news.
- Obtain a price to re-roof the two covered overlooks at the pool.
- Investigate replacing the fire hoses with fire extinguishers in buildings C and D and obtain a price.

### **OLD BUSINESS**

#### **Tree Trimming/Thinning Project, Annual Maintenance Plan Established – Evaluation of Work Performed**

The tree trimming on the east side of the property was very successful and aesthetically pleasing. The Board will continue doing this on an annual basis.

#### **Balcony Railing Status Report – Project Completed, Consider Railings for 1188 & 1196**

The balcony railing project is complete except for the small end railings on units 1188 and 1196. The Board directed Steve Mehas to have these completed as long as the price is in line. Nothing will be done at this time on the railings on the doors to nowhere. Steve will check on the railings on the mezzanine.

**Elevator Project – Update on Bid Process**

Malcolm Daigle provided a summary of the four bids received on the project (copy attached). Since Mr. Daigle could not be present, Steve Mehas will arrange for a conference call in the immediate future. Discussion followed. The Board directed Steve to proceed with posting notices regarding the elevator outage due to the modernization project.

**NEW BUSINESS**

**ADA Swimming Pool Access Requirement – Lift Installed**

It is not clear if this requirement will apply to Beach Walker. Further research is necessary at this point and no action will be taken at this time.

**Planter Boxes**

There are seven remaining planter boxes to be rebuilt. These will be completed as needed.

**OTHER**

The Board discussed the AIPCA Presidents' Meeting and their Urban Land Institute presentation.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:52 p.m.

Respectively submitted,

Taylor Merrill /js

Taylor Merrill  
President

TM/js  
Attachments

