

**BEACH WALKER VILLAS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
OCTOBER 28, 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  
Brad Burnette, Vice President  
Wayne Middleton, Sec/Treasurer  
Jim Thompson, Director  
David Montgomery, Director  
Shirlene Reeves, CAM Villa Accounting Manager  
Joan Sheets, CAM Administrative Assistant

**OWNER PRESENT**

Beverly Montgomery

**AMELIA ISLAND MANAGEMENT (AIM)**

Scott Muir, Director of AIM  
Steve Mehas, Community Association Manager

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on October 21, 2011 and posted on property, which is in accordance with the Documents of the Association. There were five Board members present in person, which represented a quorum. President Taylor Merrill called the meeting to order at 2:00 p.m.

**APPROVAL OF MINUTES**

**David Montgomery moved to approve the March 4, 2011 Board of Directors Meeting Minutes, as written. Wayne Middleton seconded, and the vote was unanimous.**

**Jim Thompson moved to approve the August 19, 2011 Board of Directors Meeting Minutes, as written. Brad Burnette seconded, and the vote was unanimous.**

### **FINANCIAL REPORT**

President Merrill asked Shirlene Reeves to subtotal between the Operating and Capital Reserve expenses on the income/expense report; she will do this. Discussion ensued.

### **Review of 2012 Proposed Budget**

There was discussion of the Capital Reserve funding. The Board unanimously approved the proposed budget for 2012, as submitted, for mailing to the membership.

### **AMELIA ISLAND MANAGEMENT REPORT**

#### **General Report**

Steve Mehas briefly reviewed the CAM Report (copy attached).

### **OLD BUSINESS**

#### **Elevator Project – Status Update**

Steve Mehas reported the following:

- The recommendation from CSI is that the flooring and side panels in the cabs and the air conditioning could be done by contractors other than Coastal Elevators.
- Three bids were requested and one was received for the air conditioning. The units are approximately \$700 per unit, two units per building.
- The design proposals have been received.

**Jim Thompson moved to accept the contract with Coastal Elevators to complete all elevator work “to be done by others” providing acceptable warranties and pricing on all work are provided, with the exception of the air conditioners. Brad Burnette seconded, and the motion carried unanimously.**

Steve Mehas reported that Otis Elevators has agreed to a one hour maximum travel time when called for problems while they are maintaining the elevators.

### **Parking Space Expansion**

Several potential new parking areas that can be developed with minimal expense have been identified. Steve Mehas will work with Darlington on this project.

### **“No Parking” Signs for East Drive Lane**

Temporary “No Parking” signs are being installed for peak activity weekends, and are removed at the close of the weekends. This has been effective for two peak weekends to date.

### **Entry Gate Reconsidered – Both Lots – ARB Feedback**

Steve Mehas reported the ARB's position on the entry gate is that the concept is not approved as presented. Mr. Mehas plans to attend the next ARB meeting to clarify the plans to them. If they get ARB approval, Jim Thompson suggested sending a list of pros and cons of installing gates to the owners and request comments. Discussion ensued.

### **Discussion Regarding Roof Gutter Replacement**

Steve Mehas reported he had requested five bids on the gutter replacement and had received only one bid that was complete due to the accessibility issues to the high roof line on the towers. To do all four buildings is \$44,000, which includes the scaffolding. Mr. Mehas suggested this project be phased, doing A and B Buildings first. He will also do more product research to determine the best material for the project.

## **NEW BUSINESS**

### **Transformer Rooms Door Bids**

A bid for two fiberglass doors for the transformer rooms was received for \$5,700. The Board directed Steve Mehas to complete this in January 2012.

### **Common Area Lighting Upgrades**

Steve Mehas has been directed to look for new light fixtures for the garage level at the elevators beyond the low profile LED fixtures in the ceiling.

### **Shutter Modifications, First Floor Buildings C & D**

Darlington Enterprises will unscrew and re-secure the shutters on a per request basis. They cannot be removed at this time.

**QUESTIONS/COMMENTS**

Beverly Montgomery requested, when the elevator work is done, can the wall repair be made to look better. Steve Mehas will check into this.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:18 p.m.  
Respectively submitted,

Taylor Merrill /js  
Taylor Merrill  
President

TM/js

Attachment: Community Association Manager's Report