

**BEACH WALKER VILLAS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 12, 2012**

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

**OWNERS PRESENT**

Sign in sheet on file at AIM.

**AMELIA ISLAND MANAGEMENT (AIM)**

Steve Mehas, Community Association Manager  
Shirlene Reeves, AIM Financial Director  
Joan Sheets, CAM Administrative Assistant

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on March 5, 2012 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 2:05 p.m.

**AMELIA ISLAND MANAGEMENT REPORT**

**CAM Report**

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

- There was an incident with elevator stoppage. Details will be worked out with Security on proper procedure for service calls with the new company, Coastal Elevator..

- Steve Mehas will check regarding balcony decking on unit 1132.
- The elevators passed inspection with the State and with the consultant.
- Recycling is available for 90 or 60 gallon totes at \$20 per month per tote.

**David Montgomery moved to get one recycle tote, to be placed in the trash crib for buildings A and B on a trial basis. Brad Burnette seconded, and the motion carried unanimously.** Steve Mehas will circulate the rules on what can and cannot be recycled.

There was discussion on installing a locking pool gate which could be accessed only by a keypad and code for approximately \$1,600 or a swipe card for approximately \$2,200 as a deterrent to outsiders.

Steve Mehas reported the Association insurance is up for renewal and suggested it may be time to do a property appraisal. He will verify the date of the last appraisal.

### **Financial Report**

Shirlene Reeves reported the following:

- The audit is complete and there were no adjustments.
- Intent to lien letters were sent to the two owners who are over ninety days delinquent.
- Re-formatting the financial report will be researched.
- The Association is in good shape financially.

### **OLD BUSINESS**

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

The elevator project is complete except for a few punch items which should be completed within 30 days.

#### **Parking Space Expansion**

Three additional parking spots were created by removing three dead trees and grading some dirt mounds. There could be eight more added at the northwest corner.

There has been an occasional issue with Darlington Enterprises parking and blocking owners' parking spots and the driveway. Steve Mehas will address this with Darlington.

### **Signage**

The Board has been considering sign modifications. Steve Mehas presented some sample directional sign photos to the Board. He obtained two bids using aluminum - \$1,690 or high density urethane - \$3,456 for the larger signs. The ARB has approved the aluminum material as long as the design isn't changed for the same design that was used for the Pool Rules.

**Jim Thompson moved to order the aluminum signs and modify the wording on the ones referring to A and B to be similar to C and D signs which read "Beach Walker Resident Parking Only, No Beach Access." Brad Burnette seconded, and the motion carried unanimously.**

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

Steve Mehas reported he spoke with Gillette Engineering, a traffic flow engineering firm, regarding how best to meet the ARB's request for a directional traffic flow change. The plan would cause the loss of at least six parking spaces. Mr. Mehas would like to go back to the ARB at their next meeting and explain it is not financially nor parking availability feasible, but would like them to reconsider the entry/exit configuration. Discussion ensued, project on hold for now.

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

Steve Mehas reported he had still only received the one bid to do all four buildings is \$44,000, which includes the scaffolding. Most companies do not want to bid it because of the access (an 8 story building). He will check with Herb Hilderbrand again.

### **Electrical Power Consultant Report**

There was discussion as to what point in the electrical distribution service does Beach Walker become responsible. Steve Mehas suggested the Board consult their attorney to get his opinion. Discussion ensued.

**Jim Thompson moved to hire M. V. Cummings Electrical Consultant to evaluate and report on the condition of our current electrical systems and**

**also to seek a legal opinion from an attorney on where the responsibility of the Beach Walker Assn begins with respect to the electrical distribution system for the Beach Walker complex. Brad Burnette seconded, and the motion carried unanimously.**

### **NEW BUSINESS**

#### **Water Heater Catch Pans/Condensate Lines**

Due to a change in the Florida Statutes, if an owner has a water leak, he is no longer responsible for the damage caused to other units, unless negligence or a violation of the condo documents is proven. The Association is now responsible for sheetrock damage. There have been several issues with water heaters and A/C condensate lines. The Board briefly discussed making drip pans mandatory and installing a switch on the A/C unit to cut it off if the condensate line becomes full. Steve Mehas has requested quotes to have drip pans and drains installed and will request quotes on A/C cut off switches and possible volume discounts on leakless water heaters. Discussion ensued.

### **QUESTIONS/COMMENTS**

President Merrill asked the Board to consider any changes that might be made to the Bylaws prior to the Annual Meeting so they might be approved by the owners.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:42 p.m.

Respectively submitted,

Taylor Merrill /js  
Taylor Merrill  
President  
TM/js

Attachment: Community Association Manager's Report