

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 25, 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 (via phone)
Wayne Middleton, Sec/Treasurer
Jim Thompson, Director (via phone)
David Montgomery, Director
Joan Sheets, CAM Administrative Assistant

OWNERS PRESENT

Sign in sheet on file at AIM.

GUEST PRESENT

Jason Hambrecht, Construction Solutions, Inc.

AMELIA ISLAND MANAGEMENT

Steve Mehas, Community Association Manager
Shirlene Reeves, Financial Director

CALL TO ORDER

Notice of the meeting was emailed to the Board on May 21, 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 9:04 a.m.

APPROVAL OF MINUTES

David Montgomery moved to approve the March 12, 2012 Board of Directors Meeting Minutes, as written. Wayne Middleton seconded, and the motion carried unanimously.

AMELIA ISLAND MANAGEMENT REPORT

CAM Report

Steve Mehas reported it has been relatively quiet except for plumbing issues and reviewed the CAM Report (copy attached) and the following items were discussed:

- Put recycle totes at the south end of buildings C and D.
- Directional signs have been installed for buildings A, B, C and D and added a new sign at the entrance stating Residents Only, No Beach Access. The remaining signs will be upgraded as the budget permits.
- Floor signs were installed in the new elevators, but they were vandalized the first day. Mr. Mehas will obtain a price for these signs made of metal and report to the Board before he orders more plastic ones.

Financial Report

Shirlene Reeves reported there are three owners two months behind and she will follow the regular collection procedures with them.

OLD BUSINESS

Electrical Infrastructure

This survey should be available in approximately three weeks. Discussion turned to another association which experienced an electrical fire recently. That association is currently replacing everything from the transformer to the meter. The power company's position is that it is responsible only to the transformer. President Merrill does not agree with this and thinks the power company should be responsible for everything in front of the meter. Steve Mehas will do more research on this and get an opinion from M. V. Cummings Engineering, the firm conducting the survey. From the meter to the unit is the responsibility of the owner. Jim Thompson asked that the survey include the owner's portion of the wiring.

Roof Gutter Replacement

Steve Mehas reported of the five contractors contacted for bids, only one responded due to the elevation on the west side of buildings C and D. The others did not have the equipment or insurance coverage to deal with this. He is waiting to get a price from this contractor and will notify the Board when he gets it. The gutters can be temporarily fixed by caulking the cracks.

Water Heater Catch Pans/Condensate Lines

Steve Mehas reported Turner Plumbing evaluated the price to install catch pans for all water heaters at \$55 each, but the only place to put the drain line is three feet above the floor. To lower the drain line or raise the water heaters would cost a minimum of \$200 each. Discussion ensued on responsibility for leaks which affect units below. Unless negligence is proven (which is difficult to do) each owner would be responsible for their unit, except for the drywall, which is the Association's responsibility. The Association may vote to opt out of this drywall insurance requirement. The Board will consider this for the Annual Meeting.

David Montgomery moved to have Jeff Tomassetti prepare the language and procedure to amend the Bylaws to change the Annual Meeting date to be set by the Board and to provide the language to opt out of the drywall repair. Jim Thompson seconded, and the motion carried unanimously.

Property Assessment Report

The property appraisal came in and was sent to the Gallagher after the insurance policy renewal was issued. It will slightly reduce the premiums, but Gallagher suggested the insurance as is should be paid so as not to lapse in coverage. Any overpayment would then be credited to the Association. Steve Mehas will email the appraisal to the Board. Citizens Insurance has requested a random inspection of the property this year. Mr. Mehas will walk the property with the inspector on June 6, 2012.

ADA Requirements for Pool

Steve Mehas reported the ADA pool requirement deadline for compliance has been extended to January 31, 2013 and the Board should seek a legal opinion to determine if this affects how Beach Walker addresses the recommended lift apparatus. Due to the fact that all associations vary in the way they operate, a general opinion would not be plausible. Discussion ensued. Steve Mehas reported he could find no reference to ADA related coverages in the Association's insurance and will contact the insurance agent for their recommendation.

David Montgomery moved to table this item. Jim Thompson seconded, and the motion carried unanimously.

NEW BUSINESS

Drain Line Maintenance/Replacement

President Merrill reported there have been sewage backup issues lately, mainly in the ground floor units, except unit 1107 on the 2nd floor has been constantly experiencing problems with backups over the years. These lines were routed from the bottom of the towers to the main line at the street in May 2008. Buildings A and B have been cleaned since then, but not C and D. There have been 5 clogs recently in C and D. Discussion ensued on how to proceed. Suggestions included open the wall to see what needs to be done because unit 1107 owner reported a plumber told him he had two 4" pipes connected by a 2" coupler, put a camera down the drain, or line the pipes with epoxy.

Wayne Middleton moved to hire a contractor of Jason Hambrecht's recommendation to review and repair the problem in unit 1107 and engage them as well to route-out the drain lines underground from the towers to the main line at the street. David Montgomery seconded, and the motion carried unanimously.

The Board asked Mr. Hambrecht to investigate the epoxy liner method.

QUESTIONS/COMMENTS

The next Board Meeting was rescheduled to August 3, 2012 at 9:00 a.m.

An owner reported unit 1126 has various objects on the floor by the front door, which is not allowed by the Rules. Steve Mehas will send the owner a notice regarding this and do a north to south walk of the buildings to check for others also doing this.

An owner commended the Board and Steve Mehas for all that has been done to add to the appeal of Beach Walker and reported the building C elevator has been out three times in the last month. Mr. Mehas is aware there have been issues and is working to get everything resolved while it is still under warranty.

Steve Mehas reported the bike racks are in bad condition and will be removed. He will obtain specs on new metal racks and send them to the Board for their approval.

An owner inquired about window washing. A local person was recommended to be contacted by individual owners. It is Wind-O-Washers.

There was discussion on the storage closets being used for bike storage, etc. Steve Mehas will check on the spaces and costs to modify these rooms for that purpose and notify the Board. A discussion followed that no individual owners should be allowed to occupy any storage room spaces for their sole use. If owners doing so can be identified, notification to vacate will be given to those owners. This will be discussed further at the August Board Meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:04 a.m.

Respectively submitted,

Taylor Merrill /js

Taylor Merrill

President

TM/js

Attachment: Community Association Manager's Report