

**BEACH WALKER VILLAS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**AUGUST 3, 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.

**GUESTS PRESENT**

Jeffrey Tomassetti, Attorney  
Teresa Prince, Attorney  
Mike Carney, M.V. Cummings Engineer

**AMELIA ISLAND MANAGEMENT**

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

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on July 26, 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 9:02 a.m.

**APPROVAL OF MINUTES**

**David Montgomery moved to approve the May 25, 2012 Board of Directors Meeting Minutes, as written. Brad Burnette seconded, and the motion carried unanimously.**

## **AMELIA ISLAND MANAGEMENT REPORT**

### **CAM Report**

Steve Mehas reviewed the Community Association Manager Report (copy attached). Due to rodent issues, bait stations will be installed outside of Buildings A and B to keep them out of the buildings. The cost is \$900 per year. Buildings A and B openings were sealed with a mesh wire at a cost of approximately \$2,250. There have been no reports of rodent activity at Buildings C and D so they will not be installed there. The normal perimeter spraying will continue.

The following items were discussed:

- Water intrusion due to tropical storms.
- The fire alarm door in Building B won't lock. Mr. Mehas will check.
- Swimtech notification of an increase to the pool maintenance contract of \$100 per month to \$1,350 per month. The Board directed Mr. Mehas to solicit other bids.
- The Board directed Mr. Mehas to investigate a second opinion regarding the Electrical Systems consulting survey without committing to the expense of another survey if this service is available.
- A letter was received from the ARB and SAISSA regarding lights at night affecting the turtles. Mr. Mehas will meet with them at night to determine which lights are involved.

### **Financial Report**

President Taylor stated the Association is over the limit at Compass Bank. The Board directed Shirlene Reeves to transfer reserve funds to Sun Trust Bank and First Federal Bank.

Shirlene Reeves reported receivables are good, but a claim of lien has been filed on one unit.

### **Preliminary Budget for 2013**

Ms. Reeves reported the electrical system repair was a line item in the 2012 budget but was not funded. Now that there is an estimate of the cost, it will be built into the 2013 budget. She will recalculate the capital reserve to include the design and oversight of the electrical system repair/replacement. The monthly assessment should remain the same as it has for the last few years. The Board directed Steve Mehas to contact CSI to do an annual inspection report to verify the remaining life of capital reserve items.

## **OLD BUSINESS**

### **Electrical Infrastructure – Discussion/Questions With Survey Engineer, Mike Carney**

Mike Carney, electrical engineer with M. V. Cummings, was present to discuss the electrical system with the Board based on an analysis he has already completed. The power company is responsible for the system to the transformer; when it leaves the transformer, it is the Association's responsibility, except for the meters. Discussion ensued including a comparison to the electrical system failure at Captain's Court. The new system equipment will be larger to meet code, so the installation will have to be designed. Mr. Carney will provide a proposal design, bidding, provide documents, receive bids, develop contract, sign, work with contractor to oversee project, and inspect before turning on power. The cost for this would be approximately \$35,000 to \$40,000. There would be a cost savings in doing all the work at one time. The whole project from design, manufacture, delivery and installation will take approximately 9 months.

### **Roof Gutter Replacement**

Steve Mehas reported he is still having trouble finding contractors who are willing to do this job. One bid was received for \$48,000 about a year ago. The gutters are continuing to corrode and some sections were lost during the tropical storms. Discussion ensued. Additional bids will be solicited over the next 2 to 3 weeks outside the local contractors. Mr. Mehas will do this and forward them to the Board for a decision at the October Board Meeting.

### **Update on Plumbing Main Line Cleanout**

Steve Mehas reported he spoke with Roland Reasch, the plumber who did the cleanout about 3 years ago. The plumber is scheduled to start on Building C and D in the next 2 weeks, which will take approximately 2 weeks. Buildings

A and B do not need it at this time. He will start at the main roof stacks and go all the way to the main line at a cost of approximately \$3,500 per building.

### **Additional Small Directional Signs**

Steve Mehas reported after the big directional signs were installed, it was discovered they did not include the 1<sup>st</sup> floor units away from the elevators. For 40 years, the signs have been wrong and he is obtaining bids to correct them. The small directional signs have arrows replacing the one way signs, and replacing the caution pedestrian crossing and the load and unload only signs over the elevator. The proposal was for \$1,064 installed. The Board agreed to move forward with the signs.

### **Time Change to 2:00 p.m. for the 10/26/12 Board Meeting**

The Board agreed to the time change.

### **Opt Out Change to Declaration of Condominium**

Attorney Teresa Prince explained the change in the Statutes which puts the responsibility of insurance for all damages to condominium property, except personal property, on the Association, rather than the owners as stated in the Declaration of Condominium. Personal property is still the owner's responsibility. To bypass this legislation, the Association must vote to opt out of §718.111.(11)(j), Florida Statutes. Discussion ensued. The Board would like to get feedback on this proposed opt out prior to the Annual Meeting. Ms. Prince will draft a letter of explanation and a straw poll and forward it to Steve Mehas for mailing to all owners. Mr. Mehas will also notify owners by email.

### **Insurance Policy Criteria**

Citizens Insurance will not renew Beach Walker Association's wind insurance in 2013 because there are more than 25% of units on the rental market. The agent, Arthur J. Gallagher Risk Management Service, and Chuck Bushong are looking for a new insurance company to take this over the insurance coverage when the time comes. The new insurance could be more expensive, but Shirlene Reeves reported they do have a buffer in the insurance fund.

### **NEW BUSINESS**

#### **Water Intrusion Report from T.S. Beryl & Debby**

This is covered in the Community Association Manager's Report (copy attached). Steve Mehas will have a report next week on individual units.

**Tree Trimming Project Update For East Exposure**

Since the tree trimming company has been busy cleaning up debris from the two storms we have experienced, the Board agreed to hold off on the tree trimming until next spring since the mid summer heat is not a recommended time for pruning mature Oaks.

**QUESTIONS/COMMENTS**

An owner stated the boardwalk needs repaired/replaced running between the pool and Building B. Mr. Mehas will obtain prices on wood and a composite material.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 12: 20 a.m.

Respectively submitted,

Taylor Merrill /js

Taylor Merrill  
President

TM/js

Attachment: Community Association Manager's Report