

**BEACH WALKER VILLAS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
OCTOBER 26, 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.

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**BOARD MEMBERS PRESENT**

Taylor Merrill, President  
Brad Burnette, Vice President  
Wayne Middleton, Sec/Treasurer  
Jim Thompson, Director  
David Montgomery, Director

**AMELIA ISLAND MANAGEMENT**

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

**GUESTS PRESENT**

Jason Hambrecht, Construction Solutions, Inc

**OWNERS PRESENT**

Sign in sheet on file at AIM.

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on October 17, 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 2:01 p.m.

**APPROVAL OF MINUTES**

**David Montgomery moved to approve the August 3, 2012 Board of Directors Meeting Minutes, as written. Jim Thompson seconded, and the motion carried unanimously.**

**AMELIA ISLAND MANAGEMENT REPORT**

**CAM Report**

Steve Mehas reviewed the Community Association Manager's Report (copy attached).

**Financial Report**

**Preliminary Budget for 2013**

There was a lengthy discussion on the future maintenance needs of the Association.

**David Montgomery moved to change the proposed budget for 2013, before it is mailed to the membership, to increase the contributions to capital reserves to an estimated \$428,000 to cover the anticipated repairs needed in 2013, 2014 and 2015. Jim Thompson seconded, and the motion carried unanimously.**

**Bank Account Management; FDIC Insurance Limits**

Shirlene Reeves reported all the Association's savings are FDIC insured. The interest rates range from 0.4 to 0.8%.

**OLD BUSINESS**

**Electrical Infrastructure – Project Consultant Bid Comparisons**

Jason Hambrecht reported he had received bids from two electrical consulting engineers for the design and oversight of this project in the amounts of \$23,900 and \$36,500. To repair/replace the electrical infrastructure will cost approximately \$300,000 plus. This project is tentatively scheduled for early 2014. Discussion ensued.

**Roof Gutter Replacement – Buildings A and B Phase One, C and D Phase Two**

The contractor doing the gutter replacement is scheduled to start next week on Buildings A and B. This should take approximately seven days. Buildings C and D were last done after A and B and will not be done at this time.

Jason Hambrecht reported the balcony deck coating on Buildings A and B is starting to have membrane issues as well as the west walkways. There are several layers and the older ones are starting to delaminate so removing them and applying new coating needs to be considered. What this entails is a repainting project for the buildings. Discussion ensued.

### **Water Intrusion Recap**

Steve Mehas reported there were 19 units affected by the tropical storms with water intrusion. Some of these were caused by old failing windows. Discussion ensued.

### **Survey Results Regarding Opt Out Change to Declaration of Condominium**

The results of the survey were as follows:

Question 1 – Yes = 443.2%	No = 143.2%	Unknown = 26.3%
Question 1 – Yes = 224.5%	No = 337.9%	Unknown = 40.6%
Question 1 – Yes = 456.4%	No = 115.3%	Unknown = 41.0%
Question 1 – Yes = 466.0%	No = 125.5%	Unknown = 21.2%

A copy of the questionnaire is attached. Discussion ensued.

**David Montgomery moved to table the-opt out survey issue. Jim Thompson seconded, and the motion carried unanimously.**

### **Repair/Replace Boardwalk Between Building B and the Pool**

Steve Mehas reported he obtained bids to repair/replace the boardwalk in both wood and composite. The cost for composite is approximately 30% higher than wood. Discussion ensued.

**Jim Thompson moved to repair and replace the boardwalk between Building B and the pool area using stainless nails and screws and galvanized bolts, washers and nuts using wood. Wayne Middleton seconded, and the motion carried unanimously.**

### **NEW BUSINESS**

#### **Legal Opinion Regarding Window/Door Caulking Responsibility; Owner vs. Association**

On the advice of their counsel, the Association is not responsible for the damages, and therefore, will not pay for them. Steve Mehas stated he would notify the owner that the Board reviewed this case for consideration and taken the position not to compensate him for the cleanup costs.

#### **Questions/Comments**

Steve Mehas will obtain prices for bike racks. The general consensus was to look for wooden bikes racks which should last longer.

An owner reported the stair railings are not properly sealed at the concrete and hold water. This could cause them to rust earlier. Steve Mehas will check on this.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Taylor Merrill  
President

TM/js

Attachment: Community Association Manager's Report  
Questionnaire