

**BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS/ANNUAL MEMBERSHIP MEETING
DECEMBER 7, 2012**

A Board of Directors/Annual Membership Meeting of the Beach Walker Villas Association, Inc. was held this day in the Amelia Room, Property Owners' Clubhouse, Amelia Island Plantation, Amelia Island, Florida.

BOARD MEMBERS PRESENT

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

AMELIA ISLAND MANAGEMENT

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

OWNERS PRESENT

Sign in sheet on file at AIM.

GUESTS PRESENT

Jason Hambrecht & Jeff Sellers, CSI
John Searcy, Electrical Engineer Consultant

CONFIRMATION OF MEETING NOTICE, DETERMINATION OF QUORUM, AND CALL TO ORDER

Notice of the meeting was mailed to the membership on November 9, 2012 and posted on property, which is in accordance with the Documents of the Association. There were 589.5% owners represented by proxy or present in person, which represented a quorum. President Taylor Merrill called the meeting to order at 9:00 a.m.

APPOINTMENT OF INSPECTOR OF ELECTION

Paul Hurt was appointed as inspector of election.

APPROVAL OF MINUTES

John Kelly moved to approve the December 9, 2011 Annual Membership Meeting Minutes, as written. Paul Hurt seconded, and the motion carried unanimously.

Brad Burnette moved to approve the October 26, 2012 Board of Directors Meeting Minutes, as written. Wayne Middleton seconded, and the motion carried unanimously.

COMMUNITY ASSOCIATION MANAGER'S REPORT

Steve Mehas reviewed the Community Association Manager's Report (copy attached). The following items were discussed:

- A gazebo and bench should be considered to take advantage of the view east of the rebuilt boardwalk at the midpoint between the pool and Building B. Need to research dune access issues with the State & ARB.
- Low voltage LED lighting along the rebuilt boardwalk is being considered in place of traditional 120v system.
- There are no affordable pool maintenance contractors available in the area except for Swimtech willing to do the daily maintenance requirements without an excessive cost increase.
- The new elevators are doing great, except Building C had an issue with a control board, which was replaced.

- At Building C, a section of ceiling fell due to spalling, CSI developing a repair plan.
- Building D, 1st floor, walls are spalling and need repair. These will be done as necessary.
- The Board agreed to have new bike racks built and installed at Buildings C and D, and one between Buildings A and B. The design will be the same as Racquet Park.

FINANCIAL REPORT

Vote on Capital Reserves Funding

Judith Pines moved to fully fund the 2013 Capital Reserves as projected in the budget for the next calendar year. Robert Carlisle seconded the motion. Of the 589.5% owners present or represented by limited proxy, there were 571.6% “yes” votes to fully fund the 2013 Capital Reserve, 17.9% “no” votes, and 0% “unknown” votes. The 2013 Capital Reserves will be fully funded.

NOTE: All limited proxies must be checked “YES” or “NO” to be counted. If left unchecked, proxies are considered “UNKNOWN” and can only be used to establish a quorum.

Vote to Approve 2013 Budget

Wayne Middleton moved to approve the proposed 2013 budget at a level of \$916,833, as presented. Brad Burnette seconded, and the motion carried unanimously.

Review of Current Financial Report

Shirlene Reeves reported there are two owners in serious arrears but notice of claim of liens have been mailed.

OLD BUSINESS

President Merrill reported, after consideration, the Board decided to table the proposed opt-out issue due to the ambiguity of the legislation.

NEW BUSINESS

Discussion of Waterproofing/Repairs for Buildings A & B

Jason Hambrecht of CSI reported the A and B Buildings walkways, balcony decks and ceilings coatings are deteriorating and in need of repair and recoating. A detailed bid for repairs was presented and discussion ensued.

Brad Burnette moved to proceed with Metro Properties proposal to repair and waterproof the walkways, balconies, ceilings and each condos entry light fixtures on Buildings A and B. David Montgomery seconded, and the motion carried unanimously. Jason Hambrecht will check on the cost of LED lights for these fixtures.

Discussion of Electrical System Upgrades/Project Oversight

Electrical Engineer, John Searcy provided the Board with a second opinion on the replacement of the electrical infrastructure. In his opinion, the meter bases just need to be cleaned up (rust removal and preventative treatment) and not replaced. The breakers need to be replaced. Discussion ensued. Mr. Searcy will provide the Board with a revised proposal after he inspects all the buildings electrical rooms and also send an AIA Form for their review. The timeframe for this project is January through March of 2014.

Options for Resurfacing A & B Courtyard

The Board discussed resurfacing the A and B Courtyard with pavers to match the pool deck pavers and elevators. Two more bids will be obtained before a decision is made. Work will not start until the exterior repairs have been completed.

OTHER

An owner inquired if new owners were given the Rules & Regulations, because the owner above her is redoing tile in his unit. Steve Mehas will check into this and send an email blast to all owners regarding the construction guidelines. Shirlene Reeves suggested the Board develop a new owner welcome packet with all necessary information included. The Rules and Regulations are also on the website.

Shirlene Reeves stated Consent to Use of Email forms will be sent out with the 2013 payment coupons and asked that all owners return them. This will enable mailings to be sent via email to all owners, therefore, saving the Association copying and postage charges.

RESULTS OF ELECTION/INSTALLATION OF DIRECTORS/ELECTION OF OFFICERS

There were five positions to be filled on the Board and six notices to serve were received from Bradford Burnette, Paul Greco, Taylor Merrill, Wayne Middleton, David Montgomery and James Thompson. Therefore, there was an election. Paul Hurt reported the results of the election were Bradford Burnette, Paul Greco, Taylor Merrill, Wayne Middleton and James Thompson and they were installed as Directors on the Board.

Brad Burnette moved that Taylor Merrill remain as President and to retain the same slate of officers as 2012. Wayne Middleton seconded, and the motion carried unanimously.

The slate for the 2013 Board of Directors is as follows:

President	Taylor Merrill
Vice President	Bradford Burnette
Secretary/Treasurer	Wayne Middleton
Director	James Thompson
Director	Paul Greco

DETERMINATION OF ANNUAL/BOARD MEETING DATES FOR 2013

The meeting dates are tentatively scheduled for Fridays in 2013 as follows:

- March 8, 2013 – Board of Directors Meeting at the AIM Conference Room at 2:00 p.m.
- May 17, 2013 – Board of Directors Meeting at the AIM Conference Room at 9:00 a.m.
- August 2, 2013 – Board of Directors Meeting at the AIM Conference Room at 9:00 a.m.
- October 18, 2013 – Board of Directors Meeting at the AIM Conference Room at 2:00 a.m.
- December 13, 2013 – Annual Membership Meeting at the POC (if available) at 9:00 a.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:12 a.m.

Respectfully submitted,

Taylor Merrill /js
Taylor Merrill
President

TM/js

Attachments: Community Association Manager's Report
2013 Annual Budget
2013 Board of Directors List