

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 8, 2013

A Board of Directors 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, Sec/Treasurer
Jim Thompson, Director
Paul Greco, Director

AMELIA ISLAND MANAGEMENT

Scott Muir, Director
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

Dean Friloux, A.J. Gallagher Risk Mgmt. Services
Jason Hambrecht, Construction Solutions, Inc.
Bob Shannon, Construction Solutions, Inc.

CALL TO ORDER

Notice of the meeting was emailed to the Board on March 4, 2013 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 9:00 a.m.

AMELIA ISLAND MANAGEMENT REPORT

CAM Report

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

An owner asked if the walkways in the buildings around the elevator foyers could be pressure washed or otherwise cleaned. Steve Mehas stated pressure washing could damage the waterproofing membrane, but they are cleaned with a stiff brush and detergent and hosed down on a regular basis. President Merrill asked that this be done more frequently during the busy vacation times.

There was a discussion regarding the location of exterior water faucets. Steve Mehas suggested activating one at the end of each building. The Board agreed.

Steve Mehas obtained three bids for the walkway lighting (two with low voltage LED and one with conventional system). Discussion ensued.

Jim Thompson moved to install the NiteLites LED/low voltage (turtle friendly) lighting system on the walkway from the grilling area to Building B for \$3,420 to be paid out of building maintenance. Wayne Middleton seconded, and the motion carried unanimously.

The Board agreed to go ahead with concrete repairs to ground level joint cracks at Building C using Markel Concrete Solutions at \$2,700.

Steve Mehas asked the Board to look at the HVAC corrals in Buildings C and D and consider designing a new system to allow improved roof waterproofing. Discussion ensued.

Unit 1129 owner reported he has had plumbing issues in his unit. This is due to old rusting pipes. Steve Mehas will have it checked to determine what needs to be done.

Financial Report

Shirlene Reeves reported there is approximately \$445,000 in the operating area and approximately \$582,000 in the capital reserves. She will review the consulting fees and move some of these expenses to the capital reserves if they are for the ongoing projects.

Delinquent Accounts Update

Shirlene Reeves reported the delinquent accounts as follows:

- One lien
- Three 2nd warnings
- One late notice

There was discussion of Unit 1150, which a lien was filed against. The Board directed Ms. Reeves to proceed with collections as normal.

Insurance Forecast

Dean Friloux presented A. J. Gallagher's preliminary insurance proposal (copy attached). Citizens Insurance is not renewing Beach Walkers policy due to the high percentage of short term rentals. The Board agreed it was not interested in Citizens at all. Discussion ensued. Mr. Friloux will send the formal proposal to Steve Mehas to be distributed to the Board for review. There was further discussion later in the meeting. The Board asked Steve Mehas to contact Gallagher insurance expressing their concern about some of the service issues and timeliness of the bids and that they are expecting the delivery of their proposal 30 days in advance of the expiration date and that they would like more than one proposal. Mr. Mehas will coordinate things between Beach Walker and Gallagher.

OLD BUSINESS

Recap of A & B Construction Project

Jason Hambrecht reported the additional cost of the project above the original bid so far is approximately \$55,000. Discussion ensued. The projected completion date for this project is 5/24/13.

Electrical Infrastructure – Project Consultant Bid Comparisons

Jason Hambrecht reported the next step is to have electrical engineer John Searcy monitor electrical usage in the buildings for 30 days to analyze the power consumption requirements. This would cost \$4,500. Once this information is compiled, a scope of work will be developed and a proposal submitted for the project. Discussion ensued.

Jim Thompson moved to authorize up to \$5,000 for John Searcy to complete the survey of power consumption to be paid from mechanical reserves. Wayne Middleton seconded, and the motion passed unanimously.

A & B Patio Paving

The installation of pavers will be done when occupancy is minimal. The area involved is the central courtyard and the entry off of the bridge. It may include the north and south ends of the two buildings, but not the patios.

NEW BUSINESS

Fire Alarm Monitoring

President Merrill reported there was an incident when a fire alarm went off and it appeared as if no one responded but they had. Someone present at a condo didn't know what to do. The consensus was

that if someone sees smoke, fire, etc., they should call 911. The current system is visible and audible but is not monitored. Steve Mehas has contacted three alarm monitoring companies regarding pricing, but has not yet had a response. Mr. Mehas stated the true expense of a system is the telephone lines, which requires two dedicated telephone lines at approximately \$60 per line per month. The monitoring would be an additional \$350 to \$500 per month. Discussion ensued and no action was taken at this time.

Rules and Regulations Update

The Board will review the current Rules and Regulations and amend as needed, including construction guidelines and emergency guidelines.

QUESTIONS/COMMENTS

The Board briefly discussed the Presidents Meetings with AIPCA President Judith Pines.

The buildings will be painted the same color, but maybe a different paint scheme.

The Board is considering amending their Bylaws regarding changing the annual meeting date. This will require a 2/3% affirmative vote of the membership and will probably be done at this year's annual meeting.

The next Board Meeting will be on Friday, May 3, 2013 at 9:00 a.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:45.

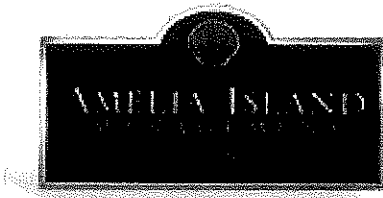
Respectfully submitted,

Taylor Merrill /js

Taylor Merrill
President

TM/js

Attachments



Community Association Manager's Board Meeting Report March 8, 2013

Board of Directors Beach Walker Villas

Stephen Mehas – Community Association Manager, working to insure the structural integrity and aesthetic beauty of your property remains our top priority at Amelia Island Management. I have also attached a spread sheet listing invoices paid for services rendered year-to-date which passed through my office, listed by each budget category.

Projects and service responses completed year to date:

Pest Control

- Regularly scheduled trimester perimeter & threshold treatment
- Rodent traps set in the A trash room per owner report of sighting – one trapped
- Treated 1113 & 1131 for ants, interior activity per owner reports

Building and Grounds Maintenance

- Semi-annual trash chute maintenance for C & D buildings
- Replaced address plaque @ B building due to wood rot
- Removed broken keys from corroded mechanical room door hardware @ B, D pump room & D transformer room
- Replace lock hardware for the above doors, interior corrosion caused pin & tumbler failures
- Replaced door frame & hinges on D pump room door
- Installed wood step sets inside C & D electrical rooms for safe access
- Sheetrock repairs for 1149 due to plumbing backup and having to open walls in kitchen and Bath areas
- Monthly exterior light bulb maintenance; 74 bulbs to date
- Replaced bulbs and ballast kits for 3 pole light fixtures @ 1101, 1124, 1144
- Replaced emergency light fixtures @ C, 1st floor & D 3rd floor

Insurance

- Renewals scheduled for May 31, 2013 & June 15, 2013 / Gallagher Risk working on renewal quotes at this time and will attend this meeting for questions related

Pool Area

- Extra clean-up due to fecal incident in January
- Main 7 hp, 3 phase circulating pump failure occurred 3/4/2013, replacement ordered with one week lead time
- Spring landscape trim and clean-up

Fire Safety Systems

- Monthly inspection of hand held extinguishers and exit lighting
- Replaced strobe and horn hardware @ C building

Landscape

- Minor irrigation parts repair and coverage adjustments
- Annual tree trim and thin on east side dune area
- Removed large Laurel Oak on west side of D walk-up entrance due to trunk rot in several locations
- Replanted 2 hardwoods to replace canopy eventually, 4 Holly trees
- Lawn fertilization for winter
- Replaced A/B, C & D bike racks with new design
- Clean up of the natural areas surrounding BBQ station

Miscellaneous

- Legal expense related to foreclosure action @ 1150

Exterior Renovation Project for A & B buildings

- Project well underway, beginning in January – may extend into early April due to unexpected hidden issues exposed as demo and restorations proceeded
- Construction Solutions administering project oversight
- Metro Services is the primary contractor
- Mar-Kel Concrete is conducting most spalling repair work

Electrical Engineering System

- Second opinion engaged with slightly different take on necessary repairs. CSI to digest and recommend repair scope

Items for consideration:

- Continuing concrete planter rebuilds as budget permits – on hold due to expenses related to A & B renovations
- Replacement of balcony waterproofing membranes on several units as identified by CSI; 1120, 1139, 1175
- Repair and repaint the scum gutter @ pool before next spring; waiting for report from Pool Builder Systems on recommend scope of work needed
- Consider designing a new system for HVAC Corrals with I-beam mounts to allow improved roof waterproofing
- A/B Walkway lighting bids in for review; NiteLites – LED/low voltage \$3,420.00, Darlington \$6,900.00 – LED/low voltage, Hodges Electric \$1,200.50 – conventional lighting system
- Seeking estimates for adding Fire Alarm monitoring services for all buildings; 1-dialer, 1-transmitter and two phone lines required for each building, plus monitoring service fees
- Concrete repairs to ground level joint cracks @ building C; Mar-keI \$2,700.00, CPR \$3,878.00

Contract Information:

- Elevator annual service contract amount increased by 3% in March, per contract



Executive Summary: Updated 3/7/2013

Arthur J. Gallagher Risk Management Services, Inc. appreciates the opportunity to present this proposal for your consideration.

Below I have listed each of your coverage's compared to the expiring policies. This year the total package has been reduced by about 6% (\$4,125.46). Of that amount \$3,006.00 was in the Citizens premium. Beach Walker Villas is one of the few associations that have benefitted from the Citizens rate revision of 1-1-2012. Also it appears the new RMS 11 modeling system has made a favorable adjustment to your area, the property premium was decreased also. All coverage is exactly the same as the previous term. Rates all over the state are increasing so this is an opportunity to save that premium for the future.

Coverage	Expiring Premium	New Premium Option	Estimated 2013 Renewal %'s
Property wind & hail Citizens	\$36,120.00	\$33,114.00	Non Renewing due to short term rentals
Property Wind		Per list below	30%
Property x-wind Package	\$23,575.55	\$22,448.45	10%-12%
Crime, D&O & Auto	Included in Package	Included in Package	Included in Package
General Liability	Included in Package	Included in Package	Included in Package
Mold & Sewer Backup	\$2,732.74	\$2,722.60	Flat to small
Equip Breakdown	\$695.00	\$702.00	Flat to small
Umbrella	\$1,953.22	\$1,953.22	Flat
Work comp	\$561.00	\$590.00	Small
Excess Flood	\$4,910.30	\$4,892.08	Flat to Small
Total	\$70,547.81	\$66,422.35	22% Increase
Primary Flood	\$21,368	\$21,682**	8% per FEMA guidelines

*** One of the five primary flood policies renews on 7/13/2012. The premium above only includes the 4 that renew on 6/15/2012, as we have not yet received the renewal offer for the later one. Please pay direct once renewal offer is received.*