

**BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 3, 2013**

A Board of Directors Meeting of the Beach Walker Villas Association, Inc. was held this day 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 (via phone)
Paul Greco, Director

OWNERS PRESENT

Sign in sheet on file at AIM.

AMELIA ISLAND MANAGEMENT

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

GUESTS PRESENT

Jason Hambrecht, Construction Solutions, Inc.
Bob Shannon, Construction Solutions, Inc.
Richard Arrington, Gallagher Ins. (via phone)

CALL TO ORDER

Notice of the meeting was emailed to the Board on April 26, 2013 and posted on property, which is in accordance with the Documents of the Association. There were five Board members present in person or via telephone, which represented a quorum. President Taylor Merrill called the meeting to order at 9:05 a.m.

APPROVAL OF MINUTES

Brad Burnette moved to approve the March 8, 2013 Board of Directors Meeting Minutes, as written. Wayne Middleton seconded, and the motion carried unanimously.

AMELIA ISLAND MANAGEMENT REPORT

CAM Report

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

- It was discovered there are two septic tanks that serve the pool bathrooms. The first tank has been cleaned out. The second septic tank will be cleaned out before any other action is taken.
- Paul Greco asked if there was a limit on expenditures to require Board approval. President Merrill stated if it is a routine expenditure or in the budget, it does not require Board approval; if it is a new project, it does require Board approval.
- Steve Mehas reported they tested a fire alarm radio frequency monitoring antenna on a building C and it worked well. He will receive a proposal on the system in two weeks. Discussion ensued.
- There is a drainage swale under the A/B bridge which needs to be cleaned out. A camera will be inserted into the culvert to determine the seriousness of the blockage before anything is done. This will cost approximately \$270. Discussion ensued.
- The C and D electrical room doors are in bad shape. The Board directed Steve Mehas to have them replaced. These will cost approximately \$1,500 each.

Financial Report

Shirlene Reeves reported the following:

- The financials were previously emailed to the Board and there were no questions.
- The ICS account is working very well. All funds will be transferred to First Federal Bank up to \$1,000,000, and they will shop it out to different banks with different insurance carriers up to \$250,000 and also keep \$250,000 in their bank so all funds will be insured.

- An authorized Board member must go to SunTrust Bank and close the Beach Walker account.
- The Association's financials are right on budget and there is approximately \$1,000,000 in the bank.

Delinquent Accounts Update

Shirlene Reeves reported the delinquent accounts as follows:

- One claim of lien
- One 2nd warning, which means they did not respond to the late notice
- Three late notices
- There is still the lawsuit against one owner for collection of past due assessments.

Insurance Update

Steve Mehas reported he received a preliminary proposal from A. J. Gallagher Risk Management Services (copy attached) and the following items were discussed:

- The Board would like to see a comparison of last year's insurance vs. this year's and they would like a chance to study this year's proposed policy before signing.
- This proposal includes ordinance and law coverage which Citizens did not cover. With this coverage if there is a catastrophic event, it would replace materials to the current building code, not what was original (older code).

Richard Arrington of Gallagher Risk Management joined the meeting via teleconference and highlighted the following:

- In general, nothing has changed except the deductible may be different.
- He doesn't expect any big changes.
- He always shows the property on the high side so there are no big surprises. There are some companies that are interested and he thinks that will make them more competitive.
- There is no property policy that covers wind driven rain. If there is physical damage other than water intrusion, this would be covered.
- A conference call with Richard Arrington will be scheduled after he gets a response from the remainder of the insurance companies he asked for quotes to answer the Board's questions.

OLD BUSINESS

Recap of A & B Construction Project

Bob Shannon reported the following:

- The estimated completion time is the end of May.
- The west elevation is almost complete.
- Units 1194, 1195 and 1196 may have an issue if they are occupied. Steve Mehas will try to contact the owners by email with a return receipt.

In summary, all the caulking and sealant replacement is almost complete. There is work to be done on the south end of A Building where the cladding on the walls needs to be removed next week and then they will be coated. The Board wants a thorough inspection done when the project is complete. A retainage will be held until everything passes inspection. Jason Hambrecht stated there is a warranty on all work done on this project. Discussion ensued.

Paul Greco reported a missing downspout was pouring water onto his deck and the deck is not finished at the edges. Jason Hambrecht and Bob Shannon will check on this.

It was discovered during this project that some of the sliders have been sealed closed. This is a violation of the fire code. Steve Mehas will notify these owners and send them a copy of the code that pertains to this. The slider on Unit 89 is in bad condition. The owner said he plans to replace it after the project is complete. He also wants to move it further out which will require Board approval.

Wayne Middleton asked if CSI could project when Buildings C and D need to be done and the cost. Jason Hambrecht stated they would recommend staging it. There is a new type of concrete protection called cathodic protection available which prevents corrosion. Due to the degree of concrete issues Beach Walker has, this could be a very good type of protection. Discussion ensued.

President Merrill asked CSI to prioritize a list of all other projects needing attention with the estimated cost. Steve Mehas requested when they do C and D to try to minimize the amount of time the units cannot be accessed (i.e., do in sections).

Electrical Infrastructure Project Update

Jason Hambrecht reported electrical engineer John Searcy reported the units are currently served by 150 amp breakers. Mr. Searcy calculated they should be 180 to 200 amps per unit. The electrical code will allow the 150 amp breakers if they are monitored for a period of time and pass. As a part of the project, four units will be monitored from June 8th to July 8th. Following the monitoring, Mr. Searcy will make recommendations to the Board at the August Board Meeting. Steve Mehas reported Captain's Court will be done at the same time, so there will be some cost savings. The four units to be monitored will be different sizes.

NEW BUSINESS

Rules and Regulations Update

This item was tabled.

QUESTIONS/COMMENTS

The Board entertained questions, comments and discussion from the audience.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:10.

Respectfully submitted,

A handwritten signature in cursive script that reads "Taylor Merrill" followed by a small subscript "js".

Taylor Merrill
President

TM/js

Attachments: Community Association Manager's Report
Gallagher Risk Management Preliminary Proposal