

**BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 2, 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
Paul Greco, Director

AMELIA ISLAND MANAGEMENT

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

OWNERS PRESENT

Sign in sheet on file.

GUESTS PRESENT

Jason Hambrecht, Construction Solutions, Inc.
Jeff Sellers, Construction Solutions, Inc.

CALL TO ORDER

Notice of the meeting was emailed to the Board on May 3, 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.

APPROVAL OF MINUTES

Jim Thompson moved to approve the May 3, 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:

- Unit 1145 had structural ceiling damage (spalling) from a window leak in Unit 1146. The owner of Unit 1146 will be contacted to remedy the situation.
- Another unknown septic tank for the pool restrooms was discovered and cleaned.
- There was a presentation on fire safety equipment and monitoring by radio signal given at Amelia Island Management. Steve Mehas will forward this to the Board for their consideration. This will be put on the agenda for the next meeting.
- New lighting was installed on the walkway from B building to the pool. Paul Greco reported there is not enough light when going down the steps to the pool. Steve Mehas will meet with NiteLites to determine a solution.
- Landscape work will be done after the exterior renovation project at buildings A&B is completed.

Paul Greco commended Steve Mehas for his efficient reporting.

Financial Report

Shirlene Reeves reported there are only four accounts in arrears and one with only late charges. The Association is approximately \$6,000 below budget.

2014 Insurance Broker

There was discussion of changing insurance brokers for 2014. The Board is concerned about the support they are receiving from their current broker. The Board would like to invite other brokers to meet with them and give presentations on what they have to offer the Association. This will be put on the agenda for the next meeting.

OLD BUSINESS

Recap of A & B Construction Project

Jason Hambrecht reported there are a few minor punch items and the project should be completed next week.

Electrical Infrastructure Project Update

Jason Hambrecht reported the electrical consultant is working on the plans and would like an indication of when this project will begin. This project is to redesign and upgrade the electrical infrastructure of the buildings and may require each building to be without electricity for approximately three weeks. The project will be planned for the first of the year when occupancy is low. Discussion ensued. All owners will be notified well in advanced of the proposed dates for the electrical outage by Steve Mehas.

John Searcy, electrical consultant, will be preparing the specifications for the project. CSI will do the bidding and the contract. Jim Thompson inquired if there could be incentives in the contract for early completion or penalties for late completion. Once the contract is complete, the Board would like to have a lawyer review it and Steve Mehas suggested Joshua Martin. The Board agreed and Mr. Mehas stated he would need an agreement from the Board to retain Mr. Martin.

Swimming Pool Maintenance

Steve Mehas reported he will be meeting with the pool technicians next week regarding the filtration system and the pump to make sure the filtration system is not overbearing on the pump. This could cause a shorter life on the pump. Paul Greco volunteered to participate in the meeting with the contractor in order to more fully understand the challenges.

NEW BUSINESS

Balcony Update

Unit 1137 balcony has scaffolding erected to shore it up while it is being inspected for structural issues which may have caused this balcony to drop slightly. Jeff Sellers explained the steps to be taken to determine if this balcony can be repaired or if it must be removed and replaced. Discussion ensued. Once the inspection and analysis are complete, the Board will be notified. Then they will consider any options and decide how to proceed. CSI will do a cost analysis on both repairing and replacing the balcony, and obtain proposals.

Rules and Regulations Update

Board members commented that someone was seen cooking with a propane tank at the gazebo at the pool. Grilling is only allowed at the designated grilling area. This rule will need to be re-enforced. Steve issued an abbreviated Rules update with Wayne's approval, addressing the BBQ area as the only location for grilling, and to not drive golf carts over the wooden foot bridge. Steve and Wayne will continue efforts to update the full Rules & Regulations set for full distribution to all owners.

Board and Annual Meeting Dates Conflict

October 18, 2013 Board Meeting

The Board agreed to reschedule this meeting to Tuesday, October 22, 2013 at 9:00 a.m. in the Amelia Island Management Conference Room.

December 13, 2013 Annual Meeting

The Board agreed to move this meeting to Racquet Park on Friday, December 13, 2013 at 9:00 a.m. Only the meeting room changed.

QUESTIONS/COMMENTS

There was discussion regarding parking for A and B buildings, where there are no reserved parking spaces for owners. Wayne Middleton reported we had reserved parking in the past but it didn't work out as expected and parking was returned to the current method. Unit 1185 owners expressed their concern that all owners in A and B buildings should be entitled to one parking space. Some suggestions were as follows:

- The topic of possibly hiring security guards for high activity weekends such as July 4th, Florida/Georgia Game, etc. was briefly discussed and considered a workable option as a test to help control uninvited vehicles from taking up owner/guest parking spaces and unauthorized pool use.
- Reserves spaces for the sixteen units
- Have hangtag parking permits for the rearview mirror
- Have temporary signs which owners could place in their spot when they are in town
- Create a golf cart parking area with a charger to keep the carts out of parking spaces
- Have a permanent sign that can be turned around when it is in use (would require ARB approval)

Steve Mehas will investigate the cost of parking permit hangtags and signs and report to the Board.

An owner inquired about the plantings in the A&B entryway. Steve Mehas will give her telephone number to the landscape architect so she can give him her input.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:47 a.m.

Respectfully submitted,

Taylor Merrill /js

Taylor Merrill
President

TM/js

Attachments: Community Association Manager's Report