

**BEACH WALKER VILLAS ASSOCIATION, INC.  
BOARD OF DIRECTORS/ANNUAL MEMBERSHIP MEETING  
DECEMBER 13, 2013**

A Board of Directors/Annual Membership Meeting of the Beach Walker Villas Association, Inc. was held this day in the Ibis Room, Racquet Park, Amelia Island Plantation, Amelia Island, Florida.

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**BOARD MEMBERS PRESENT**

Taylor Merrill, President  
Brad Burnette, Vice President  
Wayne Middleton, Secretary/Treasurer  
Jim Thompson, Director  
Paul Greco, 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

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

Notice of the meeting was mailed to the membership on November 25, 2013 and posted on property, which is in accordance with the Documents of the Association. There were 62.12% owners represented by proxy or present in person, which represented a quorum. President Taylor Merrill called the meeting to order at 9:03 a.m.

**APPROVAL OF MINUTES**

**Jim Thompson moved to approve the December 7, 2012 Annual Membership Meeting Minutes, as written. Wayne Middleton seconded, and the motion carried unanimously.**

**Wayne Middleton moved to approve the October 22, 2013 Board of Directors Meeting Minutes, as written. Paul Greco seconded, and the motion carried unanimously.**

**PROPERTY MANAGER'S REPORT**

Steve Mehas reviewed the Community Association Manager's Report (copy attached). Of particular note, the HVAC corrals in C and D buildings were discussed. The Board of Directors requested approximate pricing on three HVAC corral options for the Board's consideration of this project in March. The options included:

- Redesigning the corrals to install an elevated aluminum beam mounting grid for the individual HVAC units
- Install rubber roofing (possibly ballasted) of these areas and then re-establishing the compressor units on floating pads
- Install individual stands for each compressor unit

This will allow a reroofing of the landings and easier maintenance moving forward.

**FINANCIAL REPORT**

**Vote on Capital Reserves Funding**

**Greg Shipley moved to fully fund the 2014 Capital Reserves as projected in the budget for the next calendar year. Peter Evenson seconded the motion. Of the 62.12% owners present or represented by limited proxy, there were 60.71% "yes" votes to fully fund the 2014 Capital Reserve, 1.41% "no" votes, and 0% "unknown" votes. The 2014 Capital Reserves will be fully funded (with no increase in the monthly assessment).**

**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 2014 Budget**

**Wayne Middleton moved to approve the proposed 2014 budget at a level of \$916,833, as presented. Jim Thompson seconded, and the motion carried unanimously.**

### **Review of Current Financial Report**

President Merrill reported the Association is in good condition financially. Shirlene Reeves reported the maximum amount that can be held in one account is \$250,000 for FDIC insurance purposes. She will contact First Federal Bank to move the funds into an ICS account.

There was one unit in foreclosure at the last meeting, but there has been no notice of foreclosure from the bank. This account is current at present. Discussion ensued. Unit 1172 is one month in arrears.

### **OLD BUSINESS**

#### **Balcony Construction Defects Update**

Jeff Sellers reported all the balconies in Buildings C and D have been scanned and reported the following:

- There are 13 balconies in 12 units which need repair.
- Where the balconies are on an end wall, an alternate repair can be done for a cost savings.
- These repairs can be done while the electrical project is being done when the power is off.
- Complete Property Services will be the contractor on this project.

Discussion ensued.

**Jim Thompson moved to authorize CSI to negotiate the contract price, utilizing a previously developed contract, for repair of 12 units (13 locations) as identified by CSI, subject to approval by the Board of the final contract and schedule, not to exceed \$190,000 with the work to be completed during January and February 2014. Paul Greco seconded, and the motion carried unanimously.**

Jeff Sellers will work with the Board on the contract and schedule and update the Board by email weekly. Discussion ensued.

#### **Update of Electrical System Upgrades/Project Oversight**

Jason Hambrecht reported the supplier will be shipping the materials mid-January which should arrive by the end of January. The project timing was delayed due mostly to the contract negotiation taking longer than expected. President Merrill expressed his concern that he is not confident on this project being on schedule. Brad Burnette expressed his concern that the Board cannot give the owners any certainty on the project schedule and whether it should be postponed for a year. A lengthy discussion of options followed.

An owner inquired if they would have the option to have their individual unit breakers inspected and upgraded if necessary. Steve Mehas will check if this is an option, although the electrical engineer reported the individual unit breakers were fine. Jason Hambrecht stated they would have to work with the contractor direct, as individual unit breakers are an owner responsibility.

A tentative schedule for the project is as follows:

Building C – February 3<sup>rd</sup> – February 8<sup>th</sup>

Building D – February 10<sup>th</sup> – February 15<sup>th</sup>

Buildings A and B – February 17<sup>th</sup> – February 22<sup>nd</sup>

When a firm schedule is available, owners will be notified.

**Paul Greco moved to approve payment of \$2,000 extra to expedite the manufacture of the required equipment for this project to be delivered prior to the end of January as scheduled and delineated in**

the email from Jason Hambrecht dated 12/12/13. If this provision is not met, this amount will not be paid. The owners will be notified when a firm schedule is available. Jim Thompson seconded, and the motion passed unanimously.

### **Pool Renovations, Filter/Pump**

The pool filtration and circulating pump system is in need of replacement/upgrade. Paul Smoot of Wet Engineering is working on engineered design drawings to meet Florida state requirements by a certified pool engineer. He will be onsite next week to review the specifications. Once the drawings are approved, the Board will decide when to do this project, possibly waiting until after the summer season.

### **Fire Monitoring System**

Steve Mehas recommended, due to the fragility of this system, that Steve Kowkobany, a system analyst of Neptune Fire Protection, be brought in to evaluate the fire protection system. Mr. Mehas will get a price for this consulting service and let the Board know. This may make the system more cost effective and more functional. This item is currently over budget. Discussion ensued. Radio frequency monitoring will be discussed at the next Board meeting.

### **Patio Pavers for A & B Project**

Jason Hambrecht obtained bids for this project ranging from \$20,000 to \$45,000, including removal of the concrete at the plaza and stairs at Buildings A and B. Discussion ensued on whether to undertake this project now (considering the other projects scheduled) or just repair what is needed. It was the general consensus of the Board and owners present to do repairs only and do this as a maintenance project.

## **NEW BUSINESS**

### **C & D Buildings Maintenance 2015 Project**

The balconies are already being addressed. Most of the other items involve EIFS and concrete spalls. The full extent will not be known until work is begun. CSI will draw up a plan to do repairs in phases and do Buildings C and D separately. A concrete survey would reveal where problem areas are and quantify the amount of repair needed. CSI will work with Steve Mehas to develop a schedule with options and a scope of work for the Board's review prior to the March Board Meeting.

## **PROPOSED AMENDMENT TO THE BYLAWS TO CHANGE ANNUAL MEETING DATE SELECTION**

Of the 62.12% owners present or represented by limited proxy, there were 61.43% "yes" votes to amend the Bylaws to change the annual meeting date selection, 0.69% "no" votes, and 0% "unknown" votes. The proposed amendment to the Bylaws to change annual meeting date selection did not pass because a 2/3 affirmative vote of the membership was not met. Discussion ensued. It was the consensus of the Board to put this item on next year's Annual Meeting Agenda again.

## **OTHER**

Steve Mehas reported he now has mirror hangtags for vehicles for the A and B parking lot. New signs have been installed stating permits are required for this parking lot. Two tags will be issued to all owners in Buildings A and B and it was recommended these be kept in their vehicles. Additional tags (lost tags) will be issued for \$20. If owners notice a vehicle without a tag, they can call Security and they will put a courtesy warning notice on it (they will not be towed due to liability issues). For the record, it was Paul Greco's recommendation that owners with tags back in park so the hangtag is visible.

Owner Greg Shipley commented that at C Building, the garage area is very well lighted, but on the sides by the trash room, it is pitch black. Steve Mehas will investigate lighting for this area. Mr. Shipley thanked the Board for the great job they do in maintaining the property.

An owner commended the Board for the wonderful work they do and made the following comments:

- Owners should be encouraged to invest more in windows and doors with the waterproofing project coming up to safeguard the integrity of the buildings.
- Omni cleaning personnel (rental units) are leaving bags of laundry at the elevators and stated their buildings are not service buildings, but people's homes. Mr. Mehas will speak with the Omni Director of Rooms, but would like to propose some kind of penalty when this happens.

### **INSTALLATION OF DIRECTORS**

There were five positions to be filled on the Board and five notices to serve were received from Bradford Burnette, Paul Greco, Taylor Merrill, Wayne Middleton, and James Thompson. Therefore, there was no election and they were installed as Directors on the Board.

### **DETERMINATION OF ANNUAL/BOARD MEETING DATES FOR 2014**

The meeting dates were tentatively scheduled for Fridays in 2014 as follows:

March 7, 2014 – Board of Directors Meeting at the AIM Conference Room at 9:00 a.m.

May 16, 2014 – Board of Directors Meeting at the AIM Conference Room at 9:00 a.m.

August 15, 2014 – Board of Directors Meeting at the AIM Conference Room at 9:00 a.m.

October 10, 2014 – Board of Directors Meeting at the AIM Conference Room at 9:00 a.m.

December 12, 2014 – Annual Membership Meeting at the POC (if available) at 2:00 p.m.

### **COMPLETION AND ADJOURNMENT OF MEMBERSHIP BUSINESS**

There being no further membership business, the meeting was adjourned at 11:40 a.m.

## **BOARD OF DIRECTORS MEETING**

### **CALL TO ORDER**

Taylor Merrill called the Board of Directors Meeting to order at 11:40 a.m. There were five Board members present, which represented a quorum.

### **ELECTION OF OFFICERS**

**Jim Thompson moved to retain the same slate of officer as 2013. Wayne Middleton seconded, and the motion carried unanimously.**

The slate for the 2014 Board of Directors is as follows:

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

### **ADJOURNMENT**

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

Respectfully submitted,

*Taylor Merrill* /js

Taylor Merrill, President

TM/js

Attachments: Community Association Manager's Report

2014 Annual Budget

2014 Board of Directors List



## Community Association Annual Meeting Manager's Report

**Beach Walker Villas Condominium Association, Inc. December 13, 2013**

Stephen Mehas – Community Association Manager

Listed below are some of the more notable but not all of the items addressed to date by Amelia Island Management year to date. Amelia Island Management continues working to insure the structural integrity and aesthetic beauty of your property remains our top priority. I have also attached a spread sheet listing invoices paid for services rendered which passed through my office to date for 2013, by each budget category as a reference tool. Items listed in Blue are recent additions to the YTD list.

### Projects and service responses completed year to date

#### Building Maintenance

- Semi-annual trash chute maintenance for C & D (2)
- 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
- Replace door frame and hinges on D pump room door
- Install wood access steps inside C & D electrical rooms
- Sheetrock repairs for 1149 due to plumbing backup and having to open walls in kitchen and bath areas
- Replaced emergency fixtures @ C, 1<sup>st</sup> floor & D 3<sup>rd</sup> floor
- Repair railing @ BBQ landing
- Repair dumpster latch system
- Replaced lock set for A electrical room
- Major exterior wall rebuild for 1196 due to rusted metal and rotten wood studs
- Installed hose bibs at the sinks in the A & B utility rooms for walkway cleaning function
- Replaced waterproofing membranes on several units as identified by CSI; 1120, 1139, 1175
- Concrete repair to ground level joint cracks @ C building, west drive
- Demo & repair to ceiling interior structural system @ 1145
- Lube & adjust HVAC ventilation fans for C & D corrals
- Repainted the parking lot directional arrows on asphalt (7)
- High lift inspections of exterior walls, windows for C & D
- Subsequent EFIS repairs to selected areas based upon inspection
- Replaced balcony GFI outlet @ 1105, repairs to stucco also
- Created and installed water riser ID tags for all valves in C & D
- Re-install light fixture under handrail @ BBQ station
- Rope handrail replacement of 597 linear feet from C & D to shower area
- Create driveway closure signs for 1137 balcony work

- Repairs to sheetrock in 1112 due to water heater leak from above @ 1119
- Cored access holes in two septic tank lids for ease of periodic cleanout
- Cleared clogged main drain lines for 1102, 1142, 1115
- Ceiling repairs to sheetrock @ 1149 related to shower leak from 1143
- Order back set of water line ID tags
- Water damage cleanup from backup in main drain @ 1102
- Annual elevator operating permits renewed following State inspections
- Repairs to broken elevator floor tiles
- Remove/install new bike rack for A & B
- Replaced electrical room doors and frames for C & D
- Reimburse owner @ 1192 for sheetrock damage repair related to old roof leak
- Wet-flash windows @ 1116, temporary repair
- Repair to sheetrock @ 1141 due to leak from 1146
- Clear main drain blockage @ 1105, 1107, 1154
- Cut groove in lower shower area handrail to accept new KED light strips
- Balcony fixture repairs @ 1157, 1158
- Repairs to 1137 balcony, demo & rebuild due to defect in original construction
- Pick door locks and replace on fire pump rooms, failed due to corrosion
- 1137 Interior cleanup due to dust from demo despite interior tape to seal
- Ground penetrating radar equipment used to inspect all balconies in C & D, results pending

#### Lighting Upgrades

- Monthly exterior light bulb maintenance; 280 bulbs to date
- Replaced bulbs and ballasts for 3 pole fixtures @ 1101, 1124, 1144
- Repairs to LED fixtures on boardwalk to A/B from pool
- T-box fixture replacements @ 3 locations
- Replaced bad ballast in parking pole light in front of 1124

#### Pool Area

- Extra cleanup due to fecal incident, January, August
- Replaced 7 hp motor for pump, March
- Spring landscape cleanup, trim and thin shrubs & trees
- Restroom drain issues due to cement/mortar material poured into vanity drain, men's restroom
- Discovered the restrooms operate to a septic tank system buried near the BBQ platform, cleared two tanks, cored access holes in top caps for both tanks
- Replaced damaged safety ropes and floats
- Repaired broken restroom door louvers
- Replaced failed re-circ vacuum gauge on pump system
- Replaced two ceiling light fixtures with one LED in women's restroom
- Repaired pool coping cracks and repainted scum gutter
- Unclogged men's toilet (2)
- Replaced shower valves on pool and beach showers
- New safety line, 2 stainless wall hooks and 4 floats
- Extra restroom cleanup due to vandals, removed deck furniture from pool, replaced rope handrail cut @ gazebo
- Replaced section of floor in women's restroom rotted by water line leak
- Replaced ½" water line beneath floor
- Replaced light switch in women's restroom

- Replaced toilet seat in men's restroom
- Replaced pool gate closure spring hinges
- Replaced filter grid panels, re-plumbed pre-float line to bottom of tank, installed auto-fill valve
- Removed phosphates from pool with shock treatment
- Replaced two underwater light bulbs
- Pump out two restroom septic tanks due to back up, drain field questionable
- Replaced wax ring leaking in men's restroom toilet

#### Pest Control

- Rodent traps set in trash room for building A per owner sighting, one trapped
- Call backs @ no charge for various bug sightings (ants, spiders, roaches); 1113, 1131, 1151, 1166, 1108, 1124, 1135, 1190, 1148
- Trimester perimeter & threshold treatments for all building (3)
- Carpenter Ant nest treated outside 1143 & at top of A/B bridge
- Rodent traps set in 1188, 1182 @ owners request, none caught
- Rodent traps set again in 1181, 1182, 1183, 1186, 1188, one caught
- Secured exterior access points with wire mesh @ electrical rooms
- Rodent trap installed @ 1183, negative results, 11/23

#### Pest Control

- Trimester building perimeter & threshold treatments (3)
- Monthly rodent bait station maintenance for the four main buildings – preventative
- Rodent traps set temporarily @ pool restrooms per sighting
- Treat for Carpenter Ant infestation @ 1024, outside
- Call back @ no charge for ants, roaches, earwigs, silverfish; 1013, 1003, 1003, 1012
- Annual Senti-Con Termite prevention contract renewal

#### Landscape maintenance, other than monthly contract

- Monthly irrigation parts replacements
- Annual trim and thin on the east dune canopy
- Removed a large Laurel Oak on west side of D due to trunk rot
- Replanted two hardwoods to replace Oak
- Replaced C & D bike racks
- 100 bales pine straw, 225 bags mini pine bark
- Cleanup natural area around BBQ station
- Deep root injection for palms; fert, insecticides, fungicides
- Fertilized all Fan Palms
- Lawn and shrub fertilization (6)
- Seasonal flower rotations; (3)
- Removed two Palms blocking drainage @ south culvert east of building C
- Remove discarded beach furniture at beach walkover following July 4<sup>th</sup> celebrations
- Trim all Palms, low and tall
- Removed two dead trees from east natural area by building D
- Shrub replacements (32)
- Treat east lawns areas in front of A & B for moles
- 2 pallets of sod replaced for damages lawns @ A & B renovation, 225 bags Pine Nuggets
- 600 bales pine straw, 225 bags pine nuggets
- Monthly irrigation parts replacements

- 190 bales pine straw

#### Fire Safety System

- Replaced strobe and horn hardware building C, 3 @ D
- Recharged hand held fire extinguishers past useful life date tag @ elevator penthouse
- Monthly exit inspections for light and emergency fixtures
- Annual fire alarm testing/inspection
- Replaced pressure trouble switch for building C
- Replaced bad pull station @ B, batteries @ C
- Repairs to alarm panel components and 3<sup>rd</sup> floor pull station @ C
- Ground fault trouble signal found bad NAC-2 station component
- Parts on order to repair the dry system valve pistons for north and south systems for building C
- Monthly exit and emergency lighting inspections
- Replaced 3 horns, 2 horn/strobes @ building C

#### Legal

- Foreclosure work on Wharton, 1150 in January
- Foreclosure work on Bickerstaff, 1172 in July

#### Miscellaneous

- Insurance policy renewals for property, flood, wind, processed May
- Renewal of annual business license, August
- Peacock removal to Talbot Island (3)
- Reimbursed owner for website fees
- Annual elevator inspections

#### Projects for Consideration

- Planter Box rebuilds, concrete and wood on C & D
- Design new I-beam mounting system for HVAC corrals to allow reroofing and improved access
- Radio alarm monitoring system option vs. telephone lines
- Filtration & circulating pump system replacement/upgrade; sent out to an independent contractor for design work via Capital T Pool Systems, to meet Florida State requirements by a certified pool engineer

#### Exterior Renovation Project for A & B Buildings

- Project started in February and completed in July
- Metro Services was primary Contractor
- Construction Solutions responsible for project over-site in all aspects
- Mar-Kel Concrete handled numerous spall repairs
- Change orders for additional fasteners, wall replacement on south of A, west mansard roof issues
- Underestimated balcony furniture relocation challenges from rental units
- Paver topping for courtyard and ground level patios to follow at a later date

#### Electrical Systems Upgrade

- Installed GFI outlets in electrical rooms to handle the load test monitoring equipment
- System survey conducted by John Searcy Engineering, plan designed for bids, sent out to four firms
- Modified the electrical room ventilation to reduce salt air intrusion
- Raised the concrete flooring in A & B electrical rooms for improved drainage of wind blown rain



**Contract Information:**

- Swimtech – Pool maintenance
- Advanced Disposal – Trash removal
- Darlington – Landscape, Janitorial, Carpentry & exterior light bulbs
- Nader's Pest Raiders – Pest Control
- Nitelites – LED fixture maintenance
- Coastal Elevator – C & D

BEACH WALKER VILLAS ASSOCIATION, INC.

12/13/2013

ANNUAL BUDGET

FOR THE PERIOD: JANUARY 1 THRU DECEMBER 31, 2014

		2014						2013
		AVERAGE	2014	2014	2014/2013	2013	2013	BUDGET VS.
		PER UNIT	TOTAL	ANNUAL	BUDGETS	ANNUAL	PROJECTED	PROJECTED
REVENUE	CODE	PER MONTH	PER MONTH	BUDGET	VARIANCE	BUDGET	TOTALS	EXPENSES
								VARIANCE
Assessments	4082	\$795.86	\$76,402.75	\$916,833	\$0	\$916,833	\$916,833	\$0
Interest Income	4392	0.00	0.00	0		0	2,575	2,575
Late Charge/Interest	4393	0.00	0.00	0		0	731	731
<b>TOTAL REVENUE</b>		<b>\$795.86</b>	<b>\$76,402.75</b>	<b>\$916,833</b>	<b>\$0</b>	<b>\$916,833</b>	<b>\$920,139</b>	<b>\$3,306</b>
<b>SERVICE</b>								
Janitorial	5603	\$32.12	\$3,083.33	\$37,000	(\$415)	\$36,585	\$35,520	\$1,065
Pest Control	5604	3.47	333.33	4,000	0	4,000	3,372	628
Tree Maintenance	5605	8.68	833.33	10,000	0	10,000	11,481	(1,481)
Refuse Collection	5607	11.28	1,083.33	13,000	0	13,000	12,590	410
Building Maint	5613	60.76	5,833.33	70,000	0	70,000	90,000	(20,000)
Plumbing Repairs	5614	7.38	708.33	8,500	(500)	8,000	9,500	(1,500)
Consulting Fees	5615	8.68	833.33	10,000	0	10,000	36,000	(26,000)
Pool Contract	5618	14.32	1,375.00	16,500	(300)	16,200	16,200	0
Pool Area Repairs	5626	5.21	500.00	6,000	0	6,000	9,200	(3,200)
Sprinkler Repair	5627	1.74	166.67	2,000	0	2,000	1,400	600
Walkway/Decking	5628	1.04	100.00	1,200	2,300	3,500	0	3,500
Fire Alarm Inspection	5630	3.47	333.33	4,000	0	4,000	3,400	600
Fire Alarm Repairs	5631	3.47	333.33	4,000	1,000	5,000	4,869	131
Landscape Contract	5651	29.95	2,875.00	34,500	(650)	33,850	32,844	1,006
Landscape Supplies	5652	19.10	1,833.33	22,000	4,500	26,500	22,000	4,500
Termite Inspection	5683	0.87	83.33	1,000	0	1,000	0	1,000
Elevator Contract	5686	6.34	608.33	7,300	3,200	10,500	5,903	4,597
Elevator Repairs	5687	1.74	166.67	2,000	0	2,000	200	1,800
Light Maint	5689	3.47	333.33	4,000	(1,500)	2,500	3,900	(1,400)
Electricity	5802	27.78	2,666.67	32,000	(1,000)	31,000	32,103	(1,103)
Water & Sewer	5803	29.51	2,833.33	34,000	(2,000)	32,000	39,800	(7,800)
Telephone	5804	2.08	200.00	2,400	(2,400)	0	0	0
Postage & Copies	5909	0.52	50.00	600	240	840	467	373
Corporate Filing Fees	5914	0.05	5.08	61	0	61	61	0
Fees Payable to the Division	5915	0.33	32.00	384	0	384	384	0
Insurance	5921	102.43	9,833.33	118,000	(19,000)	99,000	117,644	(18,644)
Audit/Tax Preparation	5923	2.78	266.67	3,200	(100)	3,100	3,092	8
Taxes	5926	0.00	0.00	0	600	600	0	600
Attorneys Fees	5953	0.52	50.00	600	0	600	0	600
Management Fees	5954	41.00	3,936.00	47,232	(2,304)	44,928	44,928	0
Miscellaneous Expense	5969	0.40	38.67	464	736	1,200	800	400
<b>TOTAL EXPENSES</b>		<b>\$430.50</b>	<b>\$41,328.42</b>	<b>\$495,941</b>	<b>(\$17,593)</b>	<b>\$478,348</b>	<b>\$537,658</b>	<b>(\$59,310)</b>
Board Funds	1096	0.00	0.00	0	10,000	10,000	2,669	7,331
Capital Reserve	1097	365.36	35,074.30	420,892	7,593	428,485	388,536	39,949
<b>TOTAL</b>		<b>\$795.86</b>	<b>\$76,402.72</b>	<b>\$916,833</b>	<b>\$0</b>	<b>\$916,833</b>	<b>\$928,863</b>	<b>(\$12,030)</b>

0.00%

December 13, 2013

**BEACH WALKER VILLAS ASSOCIATION, INC.**

**BOARD OF DIRECTORS**

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\* Denotes Change

( ) Denotes Nickname

[ ] Denotes Spouse