

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 12, 2019

A Board of Directors Meeting of the Beach Walker Villas Association, Inc., was held this date in the Amelia Island Management Conference Room, Amelia Island, Florida.

BOARD MEMBERS PRESENT

Taylor Merrill, President
Brad Burnette, Vice President
David Montgomery, Director
James Thompson, Director
Paul Greco, Director

AMELIA ISLAND MANAGEMENT

Mark Johnson, Property Manager
Jane Kalem, Executive Assistant
Shirlene Reeves, Finance Director
Nick Lambiase, Jr., Director

GUESTS PRESENT

Dean Friloux, AJ Gallagher Insurance
Chris Turner, CSI
Jason Hambrecht, CSI
Otis Lee, Outdoor Pool

OWNERS PRESENT

On file at Amelia Island Management

CALL TO ORDER

Notice of the meeting was emailed to the Board on April 9, 2019, and posted on property that day, which is in accordance with the Documents of the Association. There were five (5) Board members present in person or via phone, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 9:00a.m.

APPROVAL OF MINUTES

David Montgomery moved to approve the February 21, 2019 Board of Directors Meeting Minutes, as written; Brad Burnette seconded and the motion passed unanimously.

INSURANCE UPDATE

Dean Friloux explained

- the insurance renewal,
- the updated appraisal,
- newly filed general liability claim on a waste water stoppage,
- common element damage,
- unit owner damage.

Discussion ensued regarding the insurance budget and the D&O policy.

POOL FURNITURE

Otis Lee with Outdoor Pool explained the different options for patio furniture (tables, chairs and chaise lounges), sling style versus strap, color, durability, weight, maintenance and costs of each. Discussion ensued with the Board and the members present. A selection was made in order to place the order. Mark Johnson will have FastSigns prepare identification tags for the new patio furniture.

AMELIA ISLAND MANAGEMENT

Community Association Report

Mark Johnson reported on building maintenance items as listed in his report (*See complete report attached*).

- Rebuilt rotted and falling planter at 1144
- Trash room door repaired on Building C
- Replaced balcony light in 1118
- Acon has started repairs to the stairwell coating (warranty)
- Replaced 5 step lights
- Main line blockage in wall of 1162. 4" line completely blocked backing up into 1167, 1161 affected as well
- Fields contracting making repairs to damage from Advanced disposal

Financial Report

Summary of Assessment Receipts

Shirlene Reeves reported on the finances through the end of February, 2019

- \$60,000 over the \$500,000 special assessment for the pool project has been spent already.
- There is approximately \$13,000 to the good in the general operating fund at the end of March
- The same owner as usual is 90 days past due.

The Board discussed the cash on hand, cash flow, the unused \$500,000 line of credit, what has been paid and what the finances will be over the next few months.

Paul Greco moved to authorize Shirlene Reeves to activate the \$500,000 line of credit; David Montgomery seconded and the motion passed unanimously.

OLD BUSINESS

Pool Renovation Project

Jason Hambrecht addressed ongoing issues with the pool contractor. The Board questioned and expressed concern with the workmanship of the quality of the concrete of the pool due to standing water, not keeping the site clean and failure to keep up with the planned schedule. CSI will look into other pool projects that Capital T has done in order to give the Board a level of comfort that the pool is being done correctly and with no future issues.

Chris Turner gave an update on the 5 different projects at the pool (*a full report can be found weekly on the BeachWalker website Beachwalkervillas.com*) -

- the pool itself
- the bathhouse
- the utilities
- the force main
- the landscape, pool decks and boardwalks

Discussion ensued regarding the second island, the north deck, boardwalks, type of roof for the bathhouse/gazebos, the steps, the plantings for these areas, the budgeted items, change orders, the estimated cost of the project and the savings on the pool furniture. The Board determined that some of the landscaped areas will wait on plantings until after the pool project has been completed. The goal for pool completion is July 15, 2019. The Board directed Chris Turner to provide cost estimates for installing stacker blocks, wood flooring/steps and roofing alternatives on the north gazebo area.

The Board recognized Chris Turner for his excellent work overseeing the entire project.

Otis Elevator Report

The Board took a call from Scott Stevens and Jim Allen with Otis Elevator regarding Board's concerns with the recent issues with the elevator in C Bldg. Mr. Allen explained that two of the calls/issues have been due to a violation with a restrictor and a door bumper off track, which caused

an owner to be stuck in the elevators in C Bldg. Some equipment violations with the elevators have been corrected. Discussion ensued regarding the number of calls placed to Otis over the past 12 months, which has been four (4) service calls. The Otis Elevator technicians will prepare a report explaining the elevator issues with C Bldg and send to Mark Johnson to be sent to the owner and Otis elevator personnel also will meet Management and the owner on site to give the owner assurance of the status of the elevator.

Fire Suppression System Update

Mark Johnson reported that there was a broken wire on the flow sensor on Bldg. D and the sprinkler pipes in the Bldg. D garage area are being refurbished.

Balcony Coating Project

Mark Johnson reported that caulking and coating project has been put on hold due to rental activity.

1185 Update

President Merrill reported that as of today there no further changes to the Hobby unit controversy. Mark Johnson stated that he had sent an email to the insurance appointed attorney, asking that the dumpster be removed for sanitation reasons.

NEW BUSINESS

Building Water Supply Line Discussion

The Board addressed the 1167 unit with a water supply line break in the wall. Crown Plumbing made the repair. Mark Johnson is working with the plumber regarding the location of the shutoff valves in the garages. Discussion ensued regarding mandating shutoff valves for every unit. Mark Johnson recommended and will have CJ Bass inspect all buildings shutoff valves, count, tag and post tag information on the wall.

Winstead Unit Water Issue

The Board discussed the continuous leak in unit 1163 and the letter that she sent to the Board. Chris Turner reported that CSI on several occasions has inspected and water tested and the leak could not be replicated. The owner of unit 1163 called in to discuss. CSI will continue options to find what is causing the leak and will draft a letter for the owner to be able to state what the plan is to find the leak what the a time frame will be.

Non-Conformity Letter Discussion

The Board discussed a letter from Teresa Prince, Attorney for the Association, regarding the issue of the Kelly unit. David Montgomery stated that the letter did not address the Kelly unit but the relationship between the Board and the owner of a pipe that serves the same unit. In this case, there is the owner's pipe that serves the same unit is damaging another unit. Discussion ensued regarding the Association repairs the common area (sheetrock) and Mr. Kelly takes care of his repair (the paint). The Board will have Teresa Prince confirm their understanding of the statutes and then proceed with making the repair to the sheetrock. The Board determined that the non-conformity letter will be on hold for now.

QUESTIONS / COMMENTS

President Merrill stated that he attended the Associations Forum and reported on 2 items:

- 1) MRTA – If HOA's documents are 30 years old, they need to be refreshed or will expire.
- 2) 50 acre land development at the south end of the island.

Discussion ensued regarding an owner with rotting window frames.

The Board directed Mark Johnson to have Classic Carpets repair the elevator floor in Bldg D.

ADJOURNMENT

There being no further business, President Merrill called to adjourn the meeting.

Paul Greco moved to adjourn; David Montgomery seconded and the meeting was adjourned at 12:41p.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments: CAM Report



**Community Association Manager's
Board of Directors Meeting Report
Beach Walker Villas Condominium Association, Inc.
April 12, 2019
Amelia Island Management Conference Room**

Mark Johnson – Community Association Manager

Building Maintenance:

- Rebuilt rotted and falling planter at 1144.
- Trash room door repaired on Building C.
- Replaced balcony light in 1118.
- ACon has started repairs to the stairwell coating (warranty)
- Replaced 5 step lights
- Main line blockage in wall of 1162. 4" line completely blocked backing up into 1167, 1161 affected as well.
- Fields contracting making repairs to damage from Advanced Disposal

Elevators:

- Building C elevator door roller replaced on 2nd floor
- Otis corrected issues from inspection report

Consulting:

- Repairs to building C & D walkway coordination. (warranty by Acon)
- Building C & D stairwell coating. (warranty by Acon)
- Several water blisters are being investigated.
- Bath house bidding.
- Force main installation
- Retaining walls coordination.

Pest Control:

- Monthly pest service continues.
- Trimester service applied.
- Increased rodent control boxes and service on the property through August.

Landscape maintenance, other than monthly contract:

- Several sago palms have been replanted around the property for the replanting back at the pool when project complete.
- Ocean vista trimming complete.
- Pine straw installed.
- Dead limb tree trimming by Cash's tree service in parking area.
- Assorted irrigation parts replaced.
- Annual flower rotation.

Fire Safety System:

- Building D broken wire on flow sensor.
- Finishing up building D pipes

Projects for consideration or in process:

- Building boardwalks will need to be replaced within the next two years.
- Balcony deck coating and ceiling coating are in need of repairs. Three classifications of balconies issues.
- Coordinating with Aegis to continue sprinkler pipes in the parking area.
- Raising concrete stairs behind Building D back to grade.

Contract Information:

- Swimtech – Pool maintenance
- Advanced Disposal – Trash Removal & Recycle
- Darlington – Landscape, Janitorial, Carpentry & exterior light bulbs
- Nader's Pest Raiders – Pest Control
- NiteLites – LED fixture maintenance
- Hodges Electric – Exterior grounds lighting maintenance other than LED
- Coastal Elevator – C & D
- Electrical Systems upgrade – Madant Electrical Construction
- Elevator phone lines – Comcast
- Alarm Monitoring System – DynaFire
- Fire Sprinkler System – AEGIS
- Alarm equipment hardware – AEGIS
- Blockers Septic Service – Quarterly septic tank cleanout