

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 21, 2015

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
Paul Greco, Director

AMELIA ISLAND MANAGEMENT

Steve Mehas, Community Association Manager
Shirlene Reeves, Financial Director
Jane Kalem, Executive Assistant

BOARD MEMBERS ABSENT

Jim Thompson, Director

GUESTS PRESENT

Jason Hambrecht, CSI

OWNERS PRESENT

Sign in sheet on file.

CALL TO ORDER

Notice of the meeting was emailed to the Board on August 10, 2015 and posted on property, which is in accordance with the Documents of the Association. There were four (4) Board members present in person, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 9:03a.m.

APPROVAL OF MINUTES

Paul Greco moved to approve the May 1, 2015 Board of Directors Meeting Minutes, as written; Brad Burnette seconded, and the motion passed unanimously.

Discussion ensued regarding posting the minutes on the website prior to formal approval of the Board at the next meeting. The Board agreed to post the draft minutes on the website.

AMELIA ISLAND MANAGEMENT REPORT

CAM Report

Steve Mehas reviewed the Community Association Manager's Report (see attached) and highlighted the following projects and service responses completed in the year to date:

- Projects for consideration or in process
 - May be required to replace the remaining 5 trash chute doors to meet code requirement of always self closing, 2nd floor C building has been replaced already; expect Fire marshal to push for this on the next inspection – estimate \$3,869.76
 - Replacing Pool Rules signage; update on security contact number and the insurance company required the addition of “no running or horseplay”
 - Installation of pool depth marker tiles at the waterline per new insurance carrier; scheduled for after Labor Day
 - Need to replace the garage level drain line pipe supports due to rusting out; Estimate from Dave Turner Plumbing @ \$6,031.67 – approved.
 - Resurfacing the elevator landing ceiling with new application of worm texture vs. peeling off bubbles and patching – In progress; additional work required due to severe spalls discovered on both C & D first floor landings
 - Replacement of C & D elevator cab floor tiles – waiting for HVAC and landing ceiling resurface projects to complete before install

- HVAC access panels on elevator landings are being addressed (cleaned-up) as part of the ceiling project.
- Insurance
 - Flood and property policy renewals - current
- Miscellaneous
 - Extra Trash Dumpster pulls for holiday weekends, Memorial Day and July 4th

Maintenance Project Discussion for Winter 2015/16

Jason Hambrecht reported on a plan for Bldg C and D renovations, scope of work, time frames to be over several years, tentative budget for the full scope of work on all items. Discussion ensued regarding which items have priority and which might possibly be scheduled for later dates as funds accumulate, financing of project including line of credit or loan and building these aspects into a formal budget. Out of the discussion, the elevator landing and stairwell louvers were considered an immediate priority.

David Montgomery moved to do the work on the louvers on the stairwells and landings at a price not to exceed \$30,000; Brad Burnette seconded and the motion passed unanimously.

Further discussion ensued regarding how to proceed with the remainder of the project, how much to finance and which banks should be considered. Mr. Hambrecht will redraft the costs of the pared down work. Paul Greco will draft a revised statement of work to bring back to the Board for consideration. Shirlene Reeves will meet with the banks regarding a loan or line of credit of \$1.5M to \$2M.

Financial Report/Insurance Review

Shirlene Reeves reported the following in regards to the financials at end of June, the Association had –

- \$689,000 in the Capital Reserve account,
- will have about \$873,000 by December,
- almost \$30,000 in prepaid assessments,
- no outstanding receivables through July,
- as of today, only 6 owners have not paid their monthly assessments,
- still one bankruptcy which will be addressed in October,
- a few items over budget but is mainly due to timing (tree maintenance, consulting fees, sprinkler parts/repair, fire protection and fire alarm repairs)
- increase in electric bill due to peak period rate, over 1000kw rate and PPA rate which is what is causing the bills to exceed the budget for this different level of charging and will be about \$3000 to \$3500 over budget at year end or about 10%,
- Year-to-date the operating expense budget is about \$16,000 to the good. (Overall there is a negative/cash flow YTD due to reserve funded projects).

Discussion ensued regarding the Annual Budget draft which was presented to the Board for review, 30 day deadline, impact to the budget of loan payment for Bldg C and D project renovations, fully funding; opt out of Capital Reserves for 2016. Ms. Reeves will prepare 2 budgets: 1) one with \$100 increase to assessments and 2) with full loan repayment and send to the Board for review.

OLD BUSINESS

Window / Door Update / Action Plan

Steve Mehas reported on the window replacement demand letter; to date, 19 owners received the letter and 14 units have complied with the directive, 5 have not provided update information as requested. AIM will attempt to get current information from the 5 non responding owners before legal action is started.

Rules and Regulations Update

Discussion ensued regarding the changes to the Rules and Regulations, adhering to city code requirements, adding option of flood stop moisture sensor to shut off water, on demand water heaters

versus not having sufficient electric service to accommodate this option. So the Board and each owner has current information, the Association will inspect all units in order to provide a list of the condition and age of all hot water heaters. At the same time the Association will also check the HVAC condensate lines for flood stop valves as per code and new Beachwalker rules.

Further discussion ensued regarding stainless steel versus braided vinyl water supply lines on refrigerator, toilets, dishwashers and washing machines. Further edits may be made to Rules Doc prior to the next annual meeting and vote by the Board on rules changes.

Website Ownership / Payment

Discussion ensued regarding the web service, ownership of the Association website has been transferred from Wayne Middleton to Beach Walker Villas, c/o Amelia Island Management, Stephen Mehas, with Tammy Finch @ Web Services as administrator. Payment of licensing fees will be paid by Ms. Finch and she will submit the bill to Amelia Island Management for reimbursement.

NEW BUSINESS

Beach Walker Rule Enforcement by AIPCA Security

Discussion ensued regarding issues with Security's seemingly decreased responsiveness for things like illegally parked contractor trailers.

QUESTIONS/COMMENTS

Judith Pines asked about the needed repairs to the 3rd floor near the elevator, condition of the floor and walls, broken light fixture, exposed wires along the ceiling and the need to have repaired. Most repairs will be done by the end of next week as part of the landing ceiling repair project. The light fixture and cleaning will be addressed with our vendors ASAP. Per the Board's walkabout inspection on Thursday, it was noted that some of the work had already been completed.

ADJOURNMENT

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

David Montgomery moved to adjourn; Paul Greco seconded and the meeting adjourned at 11:10a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill,
President

TM/jk
Attachments