

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 8, 2017

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 (*via phone*)

OWNERS PRESENT

Bev Montgomery
Carol Thompson
Robert & Barbara Nazarian
Keith & Penny Tallis

AMELIA ISLAND MANAGEMENT

Chris Turner, Property Manager
Shirlene Reeves, Financial Director
Jane Kalem, Executive Assistant
Nick Lambiase, Jr., Director

GUESTS PRESENT

Jason Hambrecht, CSI
Herb Hilderbrand, CSI

CALL TO ORDER

Notice of the meeting was emailed to the Owners on November 16, 2017, and posted on property, which is in accordance with the Documents of the Association. There were five (5) Board members present in person or by phone, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 9:00a.m.

David Montgomery moved to approve the minutes from the October 13, 2017 Board of Directors meeting; Jim Thompson seconded and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

CAM Report (Full report attached)

Chris Turner explained that the report attached reflects most of the 2017 activity and the more notable items addressed by Amelia Island Management since the last Board Meeting on October 13th.

Projects for consideration or in process:

- May be required to replaced the remaining 4 trash chute doors to meet code requirement of always self closing, 2nd and 3rd floor C building have been replaced already. Annual chute inspection revealed that the last door at building C needs replacing.
- Louvre screens for HVAC corrals being designed for the 2nd & 5th level landings on C & D.
- Pool renovation project is slowly progressing. Still waiting on proposals and specs from the survey crew to pass to Wet Engineering. Met with John Cotner about designing the pool bathroom area.
- Consider installing stainless wall corner bumpers on the roll-up door for C & D buildings trash rooms to avoid further trash dumpster damages
- Step tile repairs for north steps @ B building
- Neptune Fire Engineering is designing the fire system on site. Currently should be done with the design by mid end of December to send out for bids. Should receive bids back by the end of January and hope to start work by end of February to March timeframe.

Discussion ensued regarding the new fire alarm system for all buildings which are being designed now by Neptune Fire Engineering. The specs will be available in next few weeks with bids received in

January and the work to begin in March, 2018. The project will not be very intrusive into units but will last several months. Further discussion ensued regarding the Board meeting in February and that the bids can be approved at that time.

Chris Turner reported that the flange leaking coupling in Building C north fire closet was replaced. The pipes in the other three buildings are not leaking now but are beginning to deteriorate and will be replaced after the first of the year. The water will be turned off during the project.

Discussion ensued regarding a paint spill in the parking areas. Chris Turner will address with Blanchard Coating and Caulking.

Financial Report

Shirlene Reeves reported –

- Finances are as of the end of October, 2017
- The LOC was financed up to \$250,000
- Capital Reserves funds are still okay
- Running a negative in several line items, including storm damage at \$33,258.00
- 4 owners 30 days past due
- \$139,000 in Capital Reserves
- Withdrew \$250,000 on loan and \$118,000 was drawn down on as on end of November
- No other projects scheduled through the end of the year

Condo Transfers/Purchases

Shirlene Reeves reported there has been one purchase since the Annual meeting.

Line of Credit

Discussion ensued regarding the need to increase the line of credit from \$250,000 to \$500,000 and the Board explained the many projects that have been done and the need to increase the LOC.

David Montgomery moved to increase line of credit from \$250,000 to \$500,000; Brad Burnette seconded and the motion passed unanimously.

OLD BUSINESS

Building C & D Repair / Paint Project Update

Herb Hilderbrand from CSI reported that the

- Coating south half of Building D is completed and currently working on balconies on north half and taking care of sealants around the windows and some minimal EFIS work
- Lift down for awhile, but caulked around doors on walkways, coating walkways and other misc items were being worked on
- Will complete ocean side in a few weeks and will move around to west elevation of the building
- Current rainy weather is not conducive for coating
- Warranty repair on Bldg. C – 2nd floor elevator lobby and 2nd floor stairwell landing coating needs repair and will affect 8 owners – will need a window of about 10 days to begin – Chris will notify other owners – will plan for first week after New Years
- Sealing around windows will be coated to match the paint
- Metal roofs are old – Blanchard is refastening and will repaint

Pool Renovation Project

President Merrill explained that Wet Engineering is designing the pool refurbishment project, develop specifications and oversee bid process. The entire project will include a new filtration system, a new pumping system, a sewer system, new landscaping, and the issues with bathhouses will be addressed. Still early in process and waiting for report/designs/specs from Wet Engineering. The timeline may

have the work starting in March/April. Chris Turner will reach out to Health Department to ascertain if BWK will be allowed more time for the pool remarketing since the money is designated for the project in the fall. It was discussed that property values will increase by having this project done.

Jason Hambrecht made a presentation on the condition of the boardwalks and reported the wood is still in good condition. The issue is the fasteners and Jason recommended the Board go ahead and begin re-nailing the Boardwalks. Discussion ensued regarding a ball-park cost.

Rules & Regulations Changes Regarding Owner Responsibility for Condo Renovations and Key/Code on File with Management

Discussion ensued regarding the changes to Rules and Regulations. Chris Turner will have them updated and posted on the website and they will be sent to the owners. A copy of the new rules is attached to these minutes.

Jim Thompson moved to approve the updated Rules and Regulations; David Montgomery seconded and the motion passed unanimously.

NEW BUSINESS

Consideration and Vote to Levy a One Time Assessment of \$500,000

Discussion ensued regarding the need for a special assessment. The Board has been looking at the necessary projects that require the assessment. Based on the increase to the line of credit, owners can pay assessment in a one time payment, billed January 1, 2018 with 90 days to pay. After 90 days if not paid, interest would be assessed.

Brad Burnette moved to approve the one time assessment of \$500,000 for the pool and fire system upgrades, to be billed January 1, 2018, and paid by March 1, 2018, with 1.5% interest added after March 25, 2018; David Montgomery seconded and the motion passed unanimously.

Further discussion ensued regarding any future capital projects.

Brad Burnette reported he attempted to make contact with AIPCA Security regarding the parking issues at BWK. The chief of security said he would discuss the issue with Omni.

QUESTIONS / COMMENTS

An owner asked about the Ocean Links closing issue and would BWK have any protections against what this property can be used for now and in the future. Discussion ensued.

ADJOURNMENT

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

Brad Burnette moved to adjourn; David Montgomery seconded and the meeting was adjourned at 10:35a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments: CAM Report
Updated Rules & Regulations