

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 16, 2018

A Board of Directors Meeting of the Beach Walker Villas Association, Inc., was held this date in the Ibis Room at Racquet Park, Amelia Island, Florida.

BOARD MEMBERS PRESENT

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

OWNERS PRESENT

On file at Amelia Island Management

AMELIA ISLAND MANAGEMENT

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

GUESTS PRESENT

Herb Hilderbrandt, CSI
Justin Watson, CSI
Dean Friloux, AJ Gallagher

CALL TO ORDER

Notice of the meeting was emailed to the Board on February 12, 2018, 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 9:04a.m.

APPROVAL OF MINUTES

David Montgomery moved to approve the December 8, 2017 Board of Directors Meeting Minutes, as written; Brad Burnette seconded and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

CAM Report (Full report attached)

Chris Turner reported on the highlights for projects and service responses completed through mid-February. A full copy will be posted to the Association website.

- Conducted 5 year inspection of both elevators. Otis fixed their side of discrepancies. Waiting on flooring to be fixed by Classic Carpet. All other issues have been corrected.
- Repaired broken telephone line to elevator in the mechanical room.
- Replaced photocell and bracket for #C trash room.
- Building D replaced garbage door safety sensors.
- Main line clog at 1165, Dave Turner cleared.
- Double Doors replaced on electrical room at D building.
- Bike rack fixed at A and B building.
- Pool renovation project is slowly progressing. Still waiting on proposals and specs from the survey crew to pass to Wet Engineering. Met with John Zona and the Pratt Guys about working on the pool. Intention is to close it right after Labor Day.
- Neptune Fire Engineering is designing the fire system on site. Currently, should be done with the design by mid to end of December to send out for bids. Should receive bids back by the end of January and hope to start work by March timeframe.
- Building board walks will need to be replaced within the next year or so. Will start pulling budgetary numbers.

- Balcony deck coating and ceiling coating are in need of repairs. Working with CSI to get estimates for repairs.
- May be required to replace 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 the last door at building C needs replacing.
- Louvre screens for HVAC corrals are being designed for the 2nd & 5th level landings on C & D.
- 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.
- One of the pergolas fell and has been removed

Paul Greco reported some palm fronds that have been cut down and a pile of landscape debris is accumulating and needs to be removed from the property.

Discussion ensued regarding getting proposals to inspect/camera one or two vertical stacks in C and D buildings to determine the condition. Chris Turner will get proposals. It was also suggested that the horizontal drain lines for Building C & D be cleaned as preventive maintenance.

The paving in some areas at the parking lot are in need of repair once the building repair work is completed. It was also brought to Chris' attention of an area on the outside of the building where the EFIS has bubbled.

President Merrill stated that it's time for the tree trimming and since it is in the budget gave the go ahead to begin with an getting an arborist to give direction about the trees.

Financial Report

Shirlene Reeves reported –

- Ended December 2017 \$10,254.80 to the negative primarily due to \$49,000 in storm damage
- Audit is currently in progress
- Ended January with \$379 to the positive
- No carry over of storm damage from 2017
- As of 2/15, 48 owners have paid special assessments and 48 have not
- Only 1 beyond 90 days overdue with assessments and being tracked with attorney
- \$221,912 in the special assessments account
- \$65,000 in Board fund
- \$22,000 in checking
- \$171,000 in Capital Reserves
- Still have \$500,000 line of credit

Discussion ensued regarding requests for allowing installments on the special assessment, unless there are certain circumstances for owners, still incur late charges/interest.

David Montgomery moved to not approve the owner request for an installment plan on the special assessment; Brad Burnette seconded and the motion passed unanimously.

Condo Transfers/Purchases

Shirlene Reeves reported there have been 2 new owners since the beginning of the year and they have received their new owner packet.

OLD BUSINESS

Building A & B Repair Project Update

Herb Hilderbrandt introduced Justin Watson, with CSI, who is overseeing the A and B repair project. Justin reported

- Another week on the lining project
- Concrete removed from 1185 in Building B and 1195 in Building A, exposed sand with no mesh in concrete, hand tamped in both buildings
- Work in 1185 was not satisfactory and will do some grinding and self-leveling work to finish the work
- CSI has been in contact with the 2 owners and will be on site to ensure the work is finished correctly by BlueWorks by chipping vs. grinding

The Board had questions and expressed concerns about BlueWorks regarding the quality of the concrete work on 2 units, the billing on this project, the damage to the bridge and the lack of communication regarding the issues with A and B buildings and the Board's expectations of CSI to ensure the work is done properly.

Building C & D Repair/Paint Project Update

Herb Hilderbrandt reported –

- D Building is moving very well with most of the coating completed
- Currently repatching/reattaching the roofs and caulking joints
- A little behind due to inclement weather
- Next week will begin the deck coating in front of C Building
- Blanchard will be doing coating next week and another week on D Building
- Will begin the punch list items in the next week or so
- Blanchard has submitted 3 billings at this time

Discussion ensued regarding the billing of the work on C and D Buildings with about \$31,000 outstanding.

Beach Walker Pool Proposal

President Merrill reported on the recent meeting with an engineer for the pool project and updated the attendees on the need to repair the pool based on Nassau County Health Department. The marcite has been failing and the entire pool needs updating, including the septic system, gutter/coping system, pumping system, filtration system, chemical system and other items that are in need of repair/upgrading. Wet Engineering is working on the technical design and the Board recently met with the architect, John Zona, for some design specifications and an overall comprehensive plan, including the landscaping, bath houses and entry ways.

The Board felt since the Beach Walker pool is 45 years old and needs to be re-marcited that now is the time to look at the other areas in need of updating compared to other properties on AIP. Discussion ensued regarding the shape/look of the pool, which will remain the same; the depth of the deep water end, the costs of entire project, and the timeline for the entire project. Since there is a lot of potential projects to undertake, some of the work will probably have to be completed in phases do to cost considerations.

Paul Greco moved to engage the architect, John Zona, to develop an overall scope of the work to be done at a cost of \$5,000; David Montgomery seconded and the motion passed unanimously.

The project is proposed to begin in September after Labor Day and may take about 6 months. Further

discussion ensued regarding setting priorities based on the architect's plan, an email to the architect to confirm the scope of work to be done in phases and moving the bathhouses inside the gate.

Fire Protection Upgrade Project

President Merrill reported Neptune Fire has been hired to give proposals for the fire protection system. Chris Turner explained that Neptune Fire has looked at ways to upgrade the system without installing a new system and meeting new codes. The plan, in conjunction with the State and County Fire Marshalls, is to replace with the new style audible devices, strobes and smoke/heat detectors, will disconnect the panels and test every piece of wiring vs. running all new wiring. There are 3 bids from Milton J Woods, Aegis and Wayne Automatic. Only Aegis can provide full support. DynaFire will continue to do the monitoring.

Jim Thompson moved to approve Aegis to do the fire system upgrade for approximately \$61,000, to begin immediately; Brad Burnette seconded and the motion passed unanimously.

Insurance Renewal Update

Dean Friloux, with AJ Gallagher, reported on the status of the insurance market for 2017, and explained the 2018 renewal, increases/decreases in premiums, a new carrier in the Florida market, flood limits on C and D buildings per FEMA. Discussion ensued (see attached report).

NEW BUSINESS

Discussion ensued regarding updating email addresses between the Board.

Discussion ensued regarding updating the website.

Discussion ensued regarding the current meeting dates and clarification regarding future meetings. The Board will confirm the proposed meeting dates once everyone can check their calendars.

QUESTIONS / COMMENTS

An owner asked about the Ocean Links golf closure law suit against Omni. David Montgomery stated the Board had previously discussed whether joining the lawsuit would be a good budgetary move for the Association. There are concerns about the 5th and 6th holes and how it impacts Beach Walker Villas. Discussion ensued regarding Beach Walker intervening or not and the cost of such. The Board directed David Montgomery speak with the attorney representing the other associations.

The next Beach Walker Board meeting will be held April 27, 2018, at 2:00p.m. in the Amelia Island Management conference room.

ADJOURNMENT

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

Brad Burnette moved to adjourn; Paul Greco seconded and the meeting was adjourned at 11:25a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments