

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 10, 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

AMELIA ISLAND MANAGEMENT

Steve Mehas, Community Association Manager
Shirlene Reeves, Financial Director
Jane Kalem, Executive Assistant
Nick Lambiase, Jr., Director

OWNERS PRESENT

Sign in sheet on file.

GUESTS PRESENT

Jason Hambrecht, CSI
Herb Hilderbrandt, CSI

CALL TO ORDER

Notice of the meeting was emailed to the Board on March 8, 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.

APPROVAL OF MINUTES

David Montgomery moved to approve the December 9, 2016 Board of Directors Meeting Minutes, as written; Brad Burnette seconded, and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

CAM Report (Full report attached)

Steve Mehas reported on the highlights for projects and service responses completed year to date.

Building Maintenance

- Hurricane Matthew repairs
- Major stucco repairs on 2nd & 3rd floor balconies for #1194
- Stucco repairs to rebuild railing walls and refloat deck on balcony for #1192, eliminate ponding and re-waterproof
- Purchase replacement bellman cart for C building
- Replaced rotted wall structure and sill s @ #1179
- Adjustments to door closers for elevator pent house mechanical rooms, modified door hardware per inspection requirements
- Paver replacement and expansion joint repairs @ the top of the A & B foot bridge

Elevators

- Clean down both hoistways due to extended construction debris build-up, with no way to close off elevator shafts and still permit access
- Inspection deficiencies corrected; emergency phone @ C, replace lighting @ penthouse locations

Building C Walkway, balcony, garage project

- Began on September 12, 2016, will continue through March 31 at this time, only exterior paint remaining

Consulting Engineer

- Water intrusion investigations, recommendations; #1147, #1192, #1194, #1159, #1179, #1161
- C building project oversight
- Deck failure investigations; 1141, 1168, 1160

Pool Area

- Replace 1 1/2hp motor on pump system

Light Maintenance

- Replaced light timer for C building parking and walkways

Landscape maintenance, other than monthly contract

Fire Safety System

- Annual fire Alarm system inspection
- Annual fire sprinkler, hydrants and back flow inspection / tests

Projects for consideration or in process

- Louvre screens for HVAC corrals being designed for the 2nd & 5th level landings on C & D
- Building C elevator floor to be replaced in March following completion of construction efforts

Miscellaneous

- A replacement bellman's cart has been received for building C, awaiting assembly and completion of construction so workers do not abuse the new equipment

The Board discussed storage closets in Bldg. C and D that are being used by owners, directing that they be reclaimed for communal storage.

Financial Report / Condo Transfers / Purchases

Shirlene Reeves reported –

- Finances as of January reflect \$4,000 to the good
- Condo transfers – there were 7 in 2016 and so far in 2017 there has been 1 (Unit 1121)
- The real estate market on AIP is doing extremely well

Discussion ensued regarding the Welcome Packet that goes to all new owners to ensure they are aware of the BWK rules and regulations.

OLD BUSINESS

Building C Repair Project Update

Herb Hilderbrand from CSI reported on the work for the Building C and D project –

- Bldg. C is nearing completion
- Punch list items began on 3/6/17
- Walkways are to be touched up and painted
- Deck coating needs to be done again due to someone walking on the deck before it was dry
- 2 areas already done with the quartz need attention due to delaminating.

- Garage ceilings are painted
- Gutters have been redone with good drainage
- Bldg. D will be pressured washed
- Step-nosings were installed on quartz landings in Bldg. D
- Elevator landing ceilings will be taken care of at a later time

The Board recognized Herb and thanked him for his assistance on these projects.

Discussion ensued with Jason Hambrecht, CSI, regarding

- Capital Reserves monies,
- Invoicing on these projects,
- What is owed for Bldg. C (\$194,000),
- What is owed to which contractor

Further discussion ensued regarding

- the costs,
- the work,
- the contractors for Bldg. D exterior painting, stucco and spall repairs,
- the line of credit option,
- the time frame for doing the projects and the painting (planning for 3 months),
- the costs of the balcony projects.

The Board discussed authorizing the Finance Director to initiate the line of credit at the appropriate time.

Paul Greco moved to amend the motion made at the December, 2016 Board meeting to paint the Building D at a cost not to exceed \$426,276, with the work to begin in September, 2017, rather than continuing the project through the approaching summer months; Jim Thompson seconded and the motion passed unanimously.

The Board thanked Jason Hambrecht for his partnership on the C and D Buildings projects.

Beachwalker Vehicle Tags Update

Steve Mehas explained that a flier will be sent to all owners with 2 tags per unit. Discussion ensued regarding positively identifying Beachwalker owners and their vehicles. Next week the owners will receive an explanation letter and 2 tags; more will be available upon request

Pool Renovation Project

This project was tabled to the October Board meeting to review proposals for this project. Steve Mehas will submit proposals before October meeting for pool re-marcing and combination of pump repairs and re-marcing.

NEW BUSINESS

Owner Responsibility Regarding Condo Renovations

The Board discussed ways to control violation of the Association's Rules and Regulations regarding construction and painting projects such as monetary bonds required from the owners. Discussion ensued regarding how to enforce an interior renovation policy and the penalty for violation. Paul Greco and David Montgomery will draft a policy/procedure for the Board to review at the May meeting.

Pool House Maintenance

The Board discussed the pool house maintenance required for making the structure level again and replacement of support posts. Steve Mehas will investigate further with Darlington as to what repairs are needed and begin repairs as soon as practical. A magnetic pool gate lock system was discussed in order to secure only Beach Walker authorized user access. (More discussion and further action are noted later in the meeting minutes.)

The Board discussed the balcony repairs that are required on several units.

Jim Thompson moved to approve the balcony decks and ceiling repairs on Units 1160, 1168 and 1179 at a cost of no more than \$17,000; Brad Burnette seconded and the motion passed unanimously.

President Merrill announced the Associations Forum meeting that is open to all Board members on April 6, 2017. Nick Lambiase, AIM Director, explained the agenda topics.

The Board agreed that the Finance Director is authorized to access the line of credit when the bank balance reaches \$25,000.

CSI will work with Blanchard and the fire extinguisher company in an effort to determine responsibility for the walkway damage in Bldg C and, if possible, reach an agreement on possible cost sharing of repair of damage due to someone walking on coating before dry.

QUESTIONS / COMMENTS

An owner asked that further consideration be given to securing the pool area citing several incidents of abuse. After further discussion with regard to the approaching summer season and Steve’s experience with other condo association’s usage of magnetic keys, it was felt that the project to secure our pool should be implemented as soon as possible. Securing the pool house will be addressed at the next meeting.

David Montgomery moved to approve the magnetic lock system for the pool area; Brad Burnette seconded and the motion passed unanimously.

Two magnetic keys will be distributed to each condo. If more are necessary, they can be purchased.

ADJOURNMENT

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

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

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments