

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 12, 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 Lambiasi, Jr., Director

OWNERS PRESENT

Judy Merrill
Bev Montgomery
Carol Thompson
Kathy Goodman
David Causey
Representative for Paul Hurt

GUESTS PRESENT

Jason Hambrecht, CSI
Herb Hilderbrandt, CSI

CALL TO ORDER

Notice of the meeting was emailed to the Board on May 9, 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

Brad Burnette moved to approve the March 10, 2017 Board of Directors Meeting Minutes, as written; David Montgomery 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. A full copy will be posted to the Association webpage.

Building Maintenance

- Installed new Simplex combo locks on ground floor storage rooms for beach toy and bike storage at the north and south ends of the C & D buildings – contact AIM for combination
- Developed and installed new bellman cart ID signs for all buildings
- Repairs to incoming water supply line for building A
- Cleared assorted debris, cleaned interiors on storage closets @ ground floor C & D, now available to beach toy and bicycle storage

Elevators

- Ran a new communication line in the elevator chase for emergency phone connection
- New flooring installed @ C building cab

Consulting Engineer

- Water intrusion investigations, recommendations; # 1193, 1111, 1104
- C building project oversight

Pool Area

- Renewal of 2017/2018 Operating Permit
- Health Department issued a request to begin replacement process for the pool marcite, negotiated a Fall time frame with Health Department based upon summer activities

Light Maintenance

- Replaced 3 ceiling light fixtures for ground floor elevator landing @ D Building
- Replaced walkway wall light fixtures @ 1122, 1123, 1181, 1188

Pest Control

- Trimester exterior building and threshold treatments for all structures, crawling insects
- Rodent bait stations added to pool bath house in response to sightings

Landscape maintenance, other than monthly contract

- Plant replacements; 12 Podocarpus, 25 Gailardia, 250 Milk Weed
- 8 live Oaks replaced as remediation for mature trees removed due to disease or storm damage

Fire Safety System

- Service calls (2), to reset elevator; fire alarm systems caused by water pressure fluctuations (water hammer affect) and 4” pump pipe leak setting off full alarms in both cases

Projects for consideration or in process

- Louvre screens for HVAC corrals being designed for the 2nd & 5th level landings on C & D
- Building D exterior coating project currently on hold, contract developed for Fall start date

David Montgomery will draft a letter to go to each owner regarding the rules and regulations, including the requirement of providing access key/code to Management for each unit.

Brad Burnette moved to authorize David Montgomery to revise the Rules and Regulations to require key/code access for each unit to the Management Company; Jim Thompson seconded and the motion passed unanimously.

Steve reported the pool bathhouse structure has been leveled as much as possible with substantial underpinnings and is much better than before.

Steve Mehas reported that Darlington has requested to use the storage room in Bldg. D. Discussion ensued and the Board approved the cleaning storage room that Darlington uses to be moved to the storage room in Bldg. D.

An owner has asked the Board if a wall could be cut between side by side units. The Board determined a certified investigation would be required and the findings brought back to the Board for further consideration.

Financial Report / Condo Transfers / Purchases

Shirlene Reeves reported –

- Finances as of the end of April a -\$36,477 due to extra building repair and maintenance

- \$131,212 in loan payables
- 3 owners haven't paid for 2 months
- Condo transfers – there was 1 new owner since the beginning of the year

Discussion ensued regarding the loan balance, no principal is being paid, interest only at this time until the project is completed. Discussion ensued regarding the Reserves, the monthly Reserve contribution of \$45,000, the remainder of the current project and the pool project.

Insurance Renewal Update

Dean Friloux called in to inform the Board of the insurance coverage/premiums. Discussion ensued regarding the flood coverage, appraisal and replacement costs, and the costs/coverage for the specific buildings. Mr. Friloux will send the insurance documentation to the Board for their review.

OLD BUSINESS

Building C & D Repair Project Update

Herb Hilderbrand from CSI reported on the work for the Building C and D project done except getting ACON back to get the 11 – 12 items on the punch list taken care of (walkway in front of 1122/1123 is done, south landing and elevator landing on level 2 of Bldg C delaminating, general cleaning). Discussion ensued regarding sub-contractors possibly not being paid by ACON, the doors not being painted and included in the contract to be done, estimates for the tin roof coverings need to be included in the painting project, and the area that Blanchard will be repairing. The Board felt everything looks good. Further discussion ensued regarding the retainage amount of \$40,415.00 and where those monies come from.

Discussion ensued regarding the wall top screening louvers for the HVAC. Herb will get a quote from Fields Stucco to do the work and will get back to the Board. The Board asked Jason Hambrecht to provide his documentation showing the door painting was not included in the project costs and to direct Blanchard to go ahead and do the painting.

The Bldg. D project is on schedule to begin in September (after Labor Day) with a signed 6 month contract. The Board thanked Herb for his assistance on these projects.

BWK Pool & Parking Security

Discussion ensued regarding onsite security for the pool. A request has been presented to the Sherriff's Department to hire someone for Memorial Day weekend and July 4th time frames

A quote was received for a magnetic key security system for the pool and restrooms at a cost of about \$9,000. Discussion ensued regarding when to begin this security system and whether to do only the pool gate at this time at approximately a third of the costs and do the restrooms at a later time.

David Montgomery moved and the Board reaffirmed to amend the previous motion from the March 2017 Board meeting to install the magnetic key system on the pool gate only at this time.

Steve Mehas will notify the owners by letter of the new magnetic key system for the pool.

President Merrill reported that Alan Barker, Director of Security, met with the Board regarding security via gate installation at Beachwalker. The Board discussed proceeding with investigating the installation of security gates at Beachwalker, the necessary approval of the ARB and the location of the ingress/egress of the gates.

Brad Burnette moved to authorize Steve Mehas to investigate installing gates at Beachwalker that would be compatible with the RFID system used by the Amelia Island Plantation Security; David Montgomery seconded and the motion passed unanimously.

Pool Renovation Project

Steve Mehas reported that the Health Department issued a citation to the Association to begin the replacement process for the pool marcite and he has negotiated a fall time frame with Health Department based upon summer activities. Discussion ensued regarding next steps – just marcite, tile replacement/repair on coping. Steve Mehas will proceed with contractors and bid refinement.

NEW BUSINESS

Owner Responsibility Regarding Condo Renovations

Paul Greco reported on the requirements of the contractor and defining what are level 1 and level 2 kinds of renovations, notification to the management company of renovation projects, monetary deposits, adherence to the Rules and Regulations and the penalty of violation. Steve Mehas suggested this process be done through the website.

Paul Greco moved to amend the Rules and Regulations defining the renovations process; Brad Burnette seconded and the motion passed unanimously.

Fire Suppression System

Discussion ensued regarding the need to have a fire systems specialist evaluate the old Beach Walker fire system and report back to the Board with his findings. Steve will contact Neptune Fire Services for an evaluation.

QUESTIONS / COMMENTS

Nick Lambiase, Jr., reported on the HB1237 and the HB653 / HB744 ELSS clarifications.

The next Board meeting will be August 25, 2017, at 9:00a.m.

ADJOURNMENT

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

Brad Burnette moved to adjourn; Jim Thompson seconded and the meeting was adjourned at 12:15a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments

Action Items:

1. At least a week before our next meeting provide the Board with a summary of the C&D renovation project including punch list, bills payable, line of credit balance.
2. Provide the Board updated info on the water intrusion damages in unit 1171 and others below.