

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 25, 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

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

OWNERS PRESENT

Judy Merrill
Bev Montgomery
Judith Pines

GUESTS PRESENT

Jason Hambrecht, CSI
Dean Friloux, A.J. Gallagher Insurance

CALL TO ORDER

Notice of the meeting was emailed to the Board on August 22, 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 May 12, 2017 Board of Directors Meeting Minutes, as written; Paul Greco 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 year to date. A full copy will be posted to the Association webpage. The report below reflects most of the 2017 activity and the more notable items addressed by Amelia Island Management since the last Board Meeting in May.

- Extension of fence by about 3 feet to prevent people from walking around the fencing to bypass the pool gate.
- Neptune Fire conducted inspection of fire alarm system, found numerous issues in the system. Initial on site report advises to look at replacing the entire system due to water intrusion into the wiring of the system. Still waiting on the official report.

Discussion ensued regarding keeping the vines and bushes trimmed in order to protect the landscape and to enhance the view in many areas around the dunes/pool/gazebo but always leaving a few inches of greenery. Chris will have Darlington take care of the vines.

Financial Report / Proposed 2018 Budget

Shirlene Reeves reported –

- Finances as of the end of July (attached)
- Bottom line of the proposed budget was kept the same for 2018 as in 2017

- A copy of the proposed budget is attached.

Brad Burnette moved to approve the proposed 2018 budget to be mailed to the membership and approved at the October annual meeting; David Montgomery seconded and the motion passed unanimously.

Insurance Renewal Update

Dean Friloux, from A.J. Gallagher, gave an update on the Association insurance for the upcoming year. The market is still “soft” and more carriers are coming into Florida. The market continues to be very favorable for 2018.

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.

Line of Credit Renewal

Discussion ensued regarding the renewal of the line of credit and whether to increase it by \$100,000. Shirlene Reeves will research it with the bank and inform the Board. The Board discussed the possibility of a special assessment for plumbing and pool refurbishment.

Jim Thompson moved to approve the renewal of the line of credit of \$250,000 and to ask the Bank to increase it by \$100,000; David Montgomery seconded and the motion passed unanimously.

OLD BUSINESS

Building C & D Repair Project Update

Jason Hambrecht from CSI reported that the D Building project will be starting after the Labor Day holiday and is scheduled for 4 months. The door painting project in Building C will also begin after Labor Day. The metal roofs/screws will be addressed as well. A leak in one of the units caused by a plastic water line that was not per the Association’s Rules and Regulations, caused damage in several units and common property. A letter from the Board will be sent to this owner regarding responsibility. The Board confirmed that all the invoices have been submitted for Building C and D projects and all punch list items will be completed when the occupancy is less.

Further discussion ensued regarding the sprinkler heads in the garages that have been painted over, if this occurred during the recent painting project and the need for getting pricing on replacing the heads.

BWK Pool & Parking Security

Discussion ensued regarding the new security gate for the pool. The Board also discussed installing parking lot entrance gates and will address as a long-term project.

Pool Renovation Project

Discussion ensued regarding the pool renovation project that must be done. Chris Turner will get some updated proposals and will inform the Board.

Owner Responsibility Regarding Condo Renovations

David Montgomery has drafted some rule changes regarding condo renovations and the responsibilities and the requirements of the owners and the vendors.

David Montgomery moved that the Board consider the proposed rule changes at the October meeting; Brad Burnette seconded and the motion passed unanimously.

NEW BUSINESS

Fire Suppression System

Chris Turner recommended that the entire fire suppression system be fully upgraded, including the garage sprinkler heads that have been painted. This project will be addressed again at a later time. Discussion ensued regarding the benefit of upgrading to new equipment. Proposals will be obtained.

A & B Plumbing

Taylor Merrill reported 6 plumbing companies are involved to investigate what is causing the blockage in plumbing in the building. At this time, there is not enough information to make any decisions, camera ran down and proposals being formulated. Chris Turner reported investigations by multiple companies are being done to be able to present their proposals within the next week. Owner, Pete Evenson inquired about the status, whether the building can be open at this time and questioned if appointing an Executive Committee was advisable as permitted by the Bylaws. The Board will have 2 or 3 of the companies make a presentation of their proposals. Questions ensued regarding insurance coverage.

David Montgomery moved to authorize Taylor Merrill and Paul Greco to execute and sign the contract of the company selected to perform the necessary work, following a Board conference call; Brad Burnette seconded and the motion passed unanimously.

QUESTIONS / COMMENTS

The Board inquired to Nick Lambiase about the new legislative changes regarding term limits for Board of Directors and the ELSS.

The next BWK meeting will be the Annual Membership and Board of Directors meeting and will be held on October 13, 2017, at 9:00a.m. Discussion ensued regarding the process for sending out the Annual Meeting packet.

Judith Pines reported that AIPCA is working with Nassau County regarding the public beach access at the south end of the island and AIPCA will make the repairs and the County will maintain it. More to come.

ADJOURNMENT

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

David Montgomery moved to adjourn; Brad Burnette seconded and the meeting was adjourned at 11:30a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments