

**BEACH WALKER VILLAS ASSOCIATION, INC.
ANNUAL MEMBERSHIP/ BOARD OF DIRECTORS MEETING
OCTOBER 14, 2016**

An Annual Membership/Board of Directors Meeting of the Beach Walker Villas Association, Inc. was held this day in the Amelia Island Management Conference Room, Amelia Island, FL.

BOARD MEMBERS PRESENT

Taylor Merrill, President
Brad Burnette, Secretary/Treasurer
David Montgomery, Director
Jim Thompson, Director
Paul Greco, Director

AMELIA ISLAND MANAGEMENT

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

OWNERS PRESENT

Sign in sheet on file at AIM.

GUESTS PRESENT

Herb Hilderbrand

CONFIRMATION OF MEETING NOTICE, DETERMINATION OF QUORUM AND CALL TO ORDER

Notice of the meeting was mailed to the membership on September 22, 2016 and posted on property, which is in accordance with the Documents of the Association. There were 517.6% owners represented by proxy or present in person, which represented a quorum. President Taylor Merrill called the meeting to order at 9:00a.m., to conduct the Annual Membership Meeting.

APPROVAL OF MINUTES

Jim Thompson moved to approve the October 16, 2015 Annual Membership Meeting Minutes, as written. Paul Greco seconded, and the motion carried unanimously.

Paul Greco moved to approve the August 19, 2016 Board of Directors Meeting Minutes, as written. Brad Burnette seconded, and the motion carried unanimously.

PROPERTY MANAGER'S REPORT

Steve Mehas reviewed the Community Association Manager's Report, (full copy attached), bullet points of general areas covered in report.

Projects and service responses completed year to date

Building Maintenance

- Plumbing repairs, general maintenance activities

Building "D" & "C" walkway, louvers, balcony and garage ceiling project

- Phase completed
- Exterior paint and deck resurfacing not yet scheduled
- Began "C" on September 12, 2016, will continue through January 31 at this time

Consulting Engineer

- Coordination on D & C building walkway and balcony replacements, louver replacement
- Coordinate Metro warranty work on buildings A & B, over-site on repairs
- Heavy investigation process underway related to Hurricane Matthew, results still undetermined at this time

Pool Area, Light Maintenance, Pest Control, Landscape maintenance, other than monthly contract

Fire Safety System

- Experiencing corrosion repairs greater than anticipated

Projects for consideration or in process

- Pool re-marcite, reviewing rough figure bids for next winter repairs
- Walkway, garage ceilings & balconies for C building began September 12, and will continue through January
- Purchase new pool furniture in same style to replace worn equipment, roughly 20% needed – on hold until Spring
- Hurricane Matthew recovery; water intrusion investigations, repair protocol developed, review recovery process, make recommendations to owners for future event preparation

Miscellaneous

- Insurance renewals on property, wind, umbrella, workers comp, excess flood
- Updated property replacement appraisal for insurance renewal process

FINANCIAL REPORT

Vote to Approve 2017 Budget

Discussion ensued regarding the 2017 budget, line of credit, capital reserves, special assessment, increase in dues, real estate values. The approved budget will maintain the current dues level with no special assessments anticipated.

David Montgomery moved to approve the 2017 Budget as proposed; Brad Burnette seconded and the motion passed unanimously.

Vote on Reduced Funding of Capital Reserve

Discussion ensued regarding reducing the funding of Capital Reserve.

Judy Merrill moved to waive full funding of the Capital Reserve as projected in the budget for 2017; David Montgomery seconded the motion. Of the 517.6% owners present or represented by limited proxy, there were 506.3% “yes” votes to waive full funding of the 2017 Capital Reserve; 0.0% “no” votes and 11.3% “unknown” votes. The motion passed unanimously.

Judy Merrill moved to partially fund the Capital Reserve as projected in the budget for 2017; David Montgomery seconded the motion. Of the 517.6% owners present or represented by limited proxy, there were 506.3% “yes” votes to partially fund the 2017 Capital Reserve; 0.0% “no” votes and 11.3% “unknown” votes. The motion passed unanimously and the 2017 Capital Reserve will be partially funded as projected in the budget for 2017.

NOTE: All limited proxies must be checked “YES” or “NO” to be counted. If left unchecked, proxies are considered “UNKNOWN” and can only be used to establish a quorum.

Review of Current Financial Report

Shirlene Reeves reported the tree maintenance line item is over budget due to the hurricane, the plumbing and fire systems repair is over budget for the year.

All owners, but one, are current with their assessments and that one continues to be past due. Owner in 1172 has been foreclosed on by the bank. The bank paid the bulk of the past due amount owed to Beachwalker. The Board decided to write off the small amount still outstanding. The bank has been sent

the bill for the first month assessment. Discussion ensued regarding the work that is needed on this unit. There will be some significant window repairs needed.

David Montgomery moved to write off the debt of Unit Owner 1172; Brad Burnette seconded and the motion passed unanimously.

Projected Cash Flow for C & D Renovation / Swimming Pool Project

President Merrill reported on the cash flow for the renovation and pool projects and discussed the possible need for a line of credit. Paul Greco reported that for this year, the work on Bldg. C has been paid as the project moved along and the Association will not need a line of credit. After the first of the year 2017, the line of credit may need to be utilized. A draw on Bldg. C has not been received as yet. Brad Burnette will work with Shirlene Reeves to get the necessary paperwork signed for the line of credit.

OLD BUSINESS

Summary of D Building Renovation Project – Paul Greco

Herb Hilderbrand reported that a final walk through will be done next week, the 8/16/16 punch list will be addressed with additional items added that will also be taken care of.

C Building Renovation Progress Report

Herb Hilderbrand stated that a lot was learned on Building D and gave an update on the work that has been done and the work that is yet to be done. The old coating has been removed and prep work is scheduled for the walkways in November. The work is progressing and actually ahead of schedule.

Pool Area Improvements, Marcite, Gutters, Furniture and Vac-Pack

Steve Mehas reported a third bid for the pool project was forthcoming. The funds have been earmarked and the Board will make a decision on moving forward with this project at the December Board meeting. Discussion ensued regarding possible changes to the pool water concerning the pumping system, heating the pool water and changing the water treatment to a salt water system. More input is necessary.

Golf Cart Parking

Steve Mehas reported several areas have been identified that will be made available for additional parking spaces. Discussion ensued, on hold.

NEW BUSINESS

Owners Vehicle Stickers

Discussion ensued regarding the issuing of car stickers to BWK owners.

Jim Thompson moved to issue small cling type Beach Walker stickers without unit numbers to attach to the owner's vehicle windows. Paul Greco seconded and the motion passed unanimously.

Discussion ensued regarding how many stickers to owners, the cost and a logo. Paul Greco will notify Security of this additional Beach Walker identification/sticker and that we still want a golf cart identification system.

President Merrill informed the Board of the Association's Forum meeting on October 18, 2016 sponsored by AIPCA and AIM.

Questions/Answers

1104 Owner spoke to the Board regarding her objection of the severe tree trimming that is done each year and unless a tree is diseased or a safety issue, that the trimming should not be done. Discussion ensued.

INSTALLATION OF DIRECTORS

There were five positions to be filled on the Board and five notices to serve were received from Bradford Burnette, Paul Greco, Taylor Merrill, David Montgomery and James Thompson. Therefore, there was no election and they were installed as Directors on the Board.

DETERMINATION OF ANNUAL/BOARD MEETING DATES FOR 2017

The meeting dates were tentatively scheduled for Fridays in 2017 as follows:

- March 10, 2017 – Board of Directors Meeting - AIM Conference Room - 9:00a.m.
- May 12, 2017 – Board of Directors Meeting - AIM Conference Room - 9:00a.m.
- August 25, 2017 – Board of Directors Meeting - AIM Conference Room - 9:00a.m.
- October 13, 2017 – Annual Membership Meeting - AIM Conference Room - 9:00a.m.
- December 8, 2017 – Board of Director Meeting - AIM Conference Room - 9:00a.m.

COMPLETION AND ADJOURNMENT OF MEMBERSHIP BUSINESS

Jim Thompson moved to adjourn the meeting; Brad Burnette seconded and the motion passed to adjourn.

There being no further membership business, the meeting was adjourned at 10:20a.m.

BOARD OF DIRECTORS MEETING

CALL TO ORDER

Taylor Merrill called the Board of Directors Meeting to order at 10:40a.m. There were five Board members present, which represented a quorum.

ELECTION OF OFFICERS

Jim Thompson moved to retain the same slate of officers for 2017, as 2016; David Montgomery seconded, and the motion carried unanimously.

The slate for the 2017 Board of Directors is as follows:

President	Taylor Merrill
VP/Sec/Treasurer	Bradford Burnette
Director	David Montgomery
Director	James Thompson
Director	Paul Greco

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:41a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments: Community Association Manager’s Report
2017 Annual Budget