

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 11, 2015

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 (*via phone*)

OWNERS PRESENT

Sign in sheet on file.
Bob McVey (*via phone*)

CALL TO ORDER

Notice of the meeting was emailed to the Board on December 9, 2015 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 9:01a.m.

APPROVAL OF MINUTES

James Thompson moved to approve the August 21, 2015 Board of Directors Meeting Minutes, as written; David Montgomery seconded, and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT REPORT

CAM Report

Steve Mehas reviewed the Community Association Manager's Report (see attached) listing YTD actions through the CAM office and highlighted the following high priority projects and service responses completed in the last quarter:

- Installed new replacement no frost hose bib outside #1109 to allow improved walkway cleaning
- Rebuilt the "cold joints" @ 1181 & 1183, causing leaks into both units on west ground exposure
- Welding repairs to BBQ grill and grill deck
- Replaced main drain line pipe hangers with stainless straps and all-thread anchors for C & D
- Replaced elevator penthouse HVAC unit for building D
- Major spall repairs @ the elevator landing ceilings for C & D buildings
- Remove old ceiling texture and replace with new stucco @ C & D buildings elevator landings
- Annual operating permit renewal
- Replaced pump room door latch hardware, per insurance carrier request
- Repairs and replacement for ceiling fixtures in the bldg D meter room and elevator penthouse
- Ordered 6 replacement fixtures as inventory for the concrete stair built-in fixtures
- May be required to replaced the remaining 5 trash chute doors to meet code requirement of always self closing, 2nd floor C building has been replaced already; expect Fire Marshall to push for this on the next inspection
- Replacement of C & D elevator cab floor tiles – waiting for Board selection of tile to be used, will cover with walk-off mat temporarily until construction work is completed this winter.

- Conducted survey for all units; HVAC drains, water heater pan drains, water supply lines – report due @ Annual Meeting from CSI – still missing 18 units, will wrap up in December
- Prioritize exterior renovation plans for C & D buildings 2016 & 2017, determine financing plan and schedules
- Spalls discovered @ 1195, 1193 during sliding door replacement process, developing action plan with costs
- Balcony replacements needed due to bubbles and delaminating @ 1166, 1114
- Waterproofing issues as warranty with Metro for various A & B units, CSI developing action plan
- Replacing the walkway expansion joints on buildings C & D
- Remove old wooden louvers, replace with anodized aluminum sets for elevator landing on C & D buildings
- Comment: over the past two months several units have engaged contractors for a variety of internal renovations with no notice to the Board or AIM, only discovered when confronted face to face

Financial Report

Shirlene Reeves reported the financials are good at end of November, 2015. Discussion ensued regarding

- concern about 2 owners that are behind in paying their assessments,
- ICS accounts and brokered money markets,
- Year to date the operating expense is about \$20,000 to the good,
- Consulting expenses are becoming a bigger budget expense and will discuss with CSI how they will charge for each project they are doing, capping the total or possibly charging by the project vs. by the hour.

Condo Transfers/Purchases

The Board had received the Condo transfers and purchases report from Steve Mehas. There have been 7 sales so far this year.

OLD BUSINESS

C & D Exterior EIFS, Stucco and Spall Repair Project

Jason Hambrecht reported the elevator corridor louvers for C & D buildings have come in and will begin installation next week.

Discussion ensued regarding the west 2nd and 3rd floor planter box upgrade project and whether to replace with handrails similar to the east balconies or to consider a knee wall/short rail option. The selected option on the railings project needs to match the existing handrails on balconies. The Board reviewed photo shop samples for consideration and time frames will be determined once production dates are known.

David Montgomery moved to select the balcony wall with railing option; Paul Greco seconded and the motion passed unanimously.

Discussion ensued regarding options for floor coating on the balconies and west walkways for C & D buildings. CSI will prepare a schedule for doing Building D first and the garages in both C & D buildings, to include color selections and handrails, Building C to be done at later. The replacement of the bubbled balconies @ 1114 & 1166 will be the test surfaces for material and color chosen.

David Montgomery moved to use the quartz option for the floor coating; James Thompson seconded and the motion passed unanimously.

Website Maintenance

Discussion ensued about posting the minutes on the website utilizing the “draft” watermark until the

minutes are approved and other items that can be sent to the web for posting. New photos will be added.

C & D Storage Unit Maintenance

Discussion ensued regarding the condition/hardware of the storage unit doors:

- the costs estimates for replacement
- changing the standard to fiberglass door/stainless steel hardware
- keys to be able to enter storage closets are very limited in the AIM key vault, most are not on file
- many doors need replaced and should be done before painting
- suggestion - ask owners to key the storage to their front door
- AIM will be notifying the owners to repair/ replace their storage room door, based upon the recent inspection conducted by Board members
- Omni's Villa Rental properties with bad doors will be contacted regarding repairing/replacing their unit doors
- Steve Mehas will contact 3 contractors for quotes on replacement doors packages to share with owners

Water Heater/Air Cond Cut-off Survey

Discussion ensued regarding the survey. Some owners have responded and taken care of the items in non-compliance with the Rules and Regulations requirements. The Board will draft a letter to the owners as to what actions need done to be in compliance. The Board recommends Dave Turner Plumbing, J. D. Phillips Plumbing or Crown Plumbing based on their knowledge and experience at Beach Walker. Steve Mehas will send the Board letter to the owners based on the survey results.

NEW BUSINESS

Steve Mehas reported that owners are not informing him of renovations going on in their units. Out of 6 units under renovation this month, he was informed of 1 project going on. The County will be contacted regarding permits pulled at Beach Walker. The Board will develop a program to send information to new owners regarding the Rules and Regulations on this issue.

QUESTIONS/COMMENTS

Judith Pines (1120) requested that we not complete renovation work on her floor this year due to rental commitments. Jason Hambrecht (CSI) said he would look into working around her unit since it was on the end of the building.

ADJOURNMENT

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

James Thompson moved to adjourn; Brad Burnette seconded and the meeting adjourned at 11:00a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill,
President

TM/jk
Attachments