

**BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 21, 2019**

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

Mark Johnson, Property Manager
Jane Kalem, Executive Assistant
Shirlene Reeves, Finance Director
Nick Lambiase, Jr., Director

GUESTS PRESENT

Chris Turner, CSI
Dean Friloux, A.J. Gallagher Insurance

OWNERS PRESENT

On file at Amelia Island Management

CALL TO ORDER

Notice of the meeting was emailed to the Board on February 12, 2019, and posted on property on February 19, 2019, which is in accordance with the Documents of the Association. There were five (5) Board members present in person or via phone, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 2:00p.m.

APPROVAL OF MINUTES

Jim Thompson moved to approve the December 7, 2018 Board of Directors Meeting Minutes, as written; David Montgomery seconded and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

Community Association Report

Mark Johnson reported on building maintenance items as listed in his report (*See complete report attached*).

Financial Report

Summary of Assessment Receipts

Shirlene Reeves reported on the finances through the end of January 31, 2019

- \$659,539 cash on hand, including reserves for insurance premiums
- \$16,367 to the positive for last month
- 2 owners are 1 month past due
- 2 renovation project deposits

The Board discussed the cash on hand, cash flow, the unused \$500,000 line of credit, what has been paid and what the finances will be over the next few months.

OLD BUSINESS

Pool Renovation Project

Chris Turner gave an update on the project. Discussion ensued regarding scheduling and weather/holiday delays. The pool will be completed by April but the bathhouse will not be ready due to delays of the unacceptable plans of the bathhouse submitted by the architect and also challenges with finding a good contractor who can do the bathhouse construction in the necessary timeframe.

The new timeline will be opening the pool on July 15. There were four bids submitted for the bathhouse and the Board discussed the specifics of each bid. Further discussion ensued regarding offering a 10% incentive for early completion and a 10% penalty for delays.

- RSB Homes at \$344,180
- WS Builders at \$238,560
- New Leaf Construction \$210,933
- Capital T at \$332,950

David Montgomery moved to approve New Leaf Construction to construct the bathhouse at a cost of \$210,933, with a start date within 2 weeks after the permits have been issued and will be done within 10 weeks, offering incentives for early completion and penalty clauses to be negotiated at the time of signing the contract; Paul Greco seconded and the motion passed unanimously.

Discussion ensued regarding informing the owners when the pool will be open, why there has been the delay until July 1 and posting the CSI construction report on the website.

Discussion ensued regarding the budgeting for the project and the pool fencing doing a 2 rail fence.

Fire Suppression System Update

Mark Johnson reported the

- dry valve activation alarm call service call for C building
- dry valve seal replaced due to leaking on building C
- fire panel replaced at building C
- replaced the last valve between wet and dry system on building C to finish all buildings
- sprinkler pipes in building C complete

Balcony Coating Project

Mark Johnson reported that Blanchard Coating & Caulking will be scheduling 5 more balconies in Building C to be done.

Insurance Review

Dean Friloux from A.J. Gallagher reviewed the insurance coverages with the Board for 2019. The Board asked about the status of any claims and about an insurance appraisal. Mr. Friloux will send the Board the information regarding any claims.

1185 Conclusions/Decisions

The Board reviewed the building plans for the renovations in Unit 1185 and discussed whether or not sufficient evidence existed to show that Hunt Industries repeatedly violated the Association's rules and should therefore be banned from performing work in Beach Walker going forward in accord with the Association's duly adopted Rules and Regulations.

Further discussion ensued regarding whether or not Dr. Hobby's application for alterations to his Unit should be approved. The Board expressed concerns raised by CSI, the Board Members, historical issues, and Chapter 718, Fla. Statutes (which prohibits material alterations to the Common Elements), as authority for denial of the application. The Board also stated for the record that the alterations to Hunt's Unit were never authorized by the Board, nor did the Owner ever apply for authorization.

Due to repeated violations of the Association's rules, Jim Thompson moved to ban Hunt Industries from performing work in Beach Walker going forward in accordance with the

Association's duly adopted Rules and Regulations; David Montgomery seconded and the motion passed unanimously.

Based on concerns expressed by CSI, the Board, historical issues and Chapter 718, FL Statutes, David Montgomery moved to deny approval of Dr. Hobby's application for alterations to his 1185 Beach Walker unit. Furthermore, the following correspondence is referenced for the record:

- **Plans received via federal express**
- **Letter from Contractor Hunt, on behalf of Hobby, dated January 21, 2019**
- **Letter from contractor Hunt dated January 25th, 2019**
- **Letter from Georgia counsel for Hunt dated February 1, 2019**
- **Tomassetti & Prince Response to Georgia Counsel dated February 8th, 2019**
- **Electronic correspondence from McKeel dated February 15th @ 9:56 AM**
- **Electronic correspondence from McKeel dated February 19th @ 11:54 AM**
- **Electronic correspondence from McKeel dated February 20th @ 8:17AM**
- **Response from Tomassetti & Prince dated February 20th @ 2:50 PM**
- **Electronic correspondence (#2) from McKeel dated February 20th @ 3:36 PM**
- **Board Member Greco's Concerns dated February 19th @ 2:23 PM**
- **Response from Tomassetti & Prince dated February 20th @ 5:09 PM**
- **Response from Tomassetti & Prince (#2) dated February 20th @ 5:27 PM**
- **(Pertinent email correspondence mentioned above has been attached hereto for reference)**

Jim Thompson seconded and the motion passed unanimously.

The Board discussed that since Dr. Hobby's plans are rejected, the Board would be willing to review and hold a meeting to discuss alternative plans that do not alter the location of the toilet, foundation slab or other Association common elements.

The Board discussed to direct the applicant to repair the common elements and that such repairs will be inspected by an Association approved contractor.

Paul Greco moved to have the foundation repaired and all repairs to be done by an Association approved contractor at the owners' expense; David Montgomery seconded and the motion passed unanimously.

The Board discussed how to collect the monies from the owner for the repairs. Mark Johnson will have a contractor give a proposal to determine the cost of the repair.

Discussion ensued regarding the total disregard for the Association's rules and regulations by Hunt Industries and the decision to bar them from working on Beach Walker property.

Jim Thompson moved, based on all of the information provided to the Board, the documents reviewed by the Board, the apparent refusal of the contractor to abide by the Association's rules and to cease operating on the common elements when asked multiple times to do so, that Hunt Industries be barred from performing work at Beach Walker Villas, in accordance with the Association's Rules and Regulations; David Montgomery seconded and the motion passed unanimously.

Discussion ensued regarding the second plan submittal from Hunt Industries which also requires cutting the foundation and was the basis for the first plan submittal.

David Montgomery moved that, based on the denial of the first plan, the second plan is denied; Paul Greco seconded and the motion passed unanimously.

NEW BUSINESS

The Board discussed whether to set a date for another meeting following the April Board meeting to discuss the status of the pool project.

QUESTIONS / COMMENTS

Paul Greco asked CSI for the operating instructions for the pool equipment in order for him to review basic maintenance procedures and equipment warranties. He asked for the Board's consideration in purchasing oil removal media technology to help remove oil from the water in the pool. The pool maintenance vendor will be instructed to monitor and record the filter's inlet and outlet pressures at each backwash interval Mark Johnson will oversee this process. The information will be used to assess the need and possible deployment of oil removal technology on an on-going basis.

An owner asked about the tree trimming budget and what trimmings should be done. Richard Darlington has begun removing and trimming the needed trees.

ADJOURNMENT

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

David Montgomery moved to adjourn; Jim Thompson seconded and the meeting was adjourned at 4:55p.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments: CAM Report



**Community Association Manager's
Board of Directors Meeting Report
Beach Walker Villas Condominium Association, Inc.
February 21, 2019
Amelia Island Management Conference Room**

Mark Johnson – Community Association Manager

Building Maintenance:

- Repair curb in A & B parking lot.
- Trash chute annual maintenance.
- Advanced disposal replaced the bad non rolling bins in trash room.
- Coordinating repairs to building C & D from the Advanced Disposal truck. (Advanced disposal is paying for repairs)
- Gutters on building A & B have been re routed to allow better water run off.
- Gutters on building C & D have been sealed in the center sections where water was running through seams and back on windows and the building.
- Replaced wall light on walk to 1103.
- Blanchard repaired wall around light at 1103 and 2 water blisters.

Elevators:

- Daigle and Associates inspected the elevators.
- The drive has been replaced in building C after the moisture issue.
- The fuses on the elevator in building C have been replaced
- Elevator call for building C due to buttons not operating inside cab.

Consulting:

- Repairs to building C & D walkway coordination. (warranty by Acon)
- Deck repair project management.
- Building C & D stairwell coating. (warranty by Acon)
- Pool Project Meeting and Site Visit.
- Bath house bidding.
- Force main installation
- Retaining walls coordination.

Light Maintenance:

- Replaced fixture on south hand rail.
- Recessed wall lights are on order and will replace bad when they arrive.

Pest Control:

- Monthly pest service continues.

- Trimester service applied.
- Increased rodent control boxes and service on the property through August.

Plumbing:

- Back up in main line in building B.
- CJ Bass replaced water line in coordination with Wayne Automatic when valve replaced on building C.
- Force main system drain pipe bored over to man hole at building A & B.
- Force main equipment installed and being hooked up at pool.

Landscape maintenance, other than monthly contract:

- Several sago palms have been replanted around the property for the replanting back at the pool when project complete.
- Ocean vista trimming has begun
- Pine straw installed.
- Dead limb tree trimming by Cash's tree service in parking area.
- Assorted irrigation parts replaced.

Fire Safety System:

- Dry valve activation alarm call service call for C building.
- Dry valve seal replaced due to leaking on building C.
- Fire panel replaced at building C.
- Replaced the last valve between wet and dry system on building C to finish all buildings.
- Sprinkler pipes in building C complete

Projects for consideration or in process:

- Building boardwalks will need to be replaced within the next two years.
- Balcony deck coating and ceiling coating are in need of repairs. Three classifications of balconies issues.
- Coordinating with Aegis to continue sprinkler pipes in the parking area.
- Raising concrete stairs behind Building D back to grade.

Contract Information:

- Swimtech – Pool maintenance
- Advanced Disposal – Trash Removal & Recycle
- Darlington – Landscape, Janitorial, Carpentry & exterior light bulbs
- Nader's Pest Raiders – Pest Control
- NiteLites – LED fixture maintenance
- Hodges Electric – Exterior grounds lighting maintenance other than LED
- Coastal Elevator – C & D
- Electrical Systems upgrade – Madant Electrical Construction
- Elevator phone lines – Comcast
- Alarm Monitoring System – DynaFire
- Fire Sprinkler System – AEGIS
- Alarm equipment hardware – AEGIS
- Blockers Septic Service – Quarterly septic tank cleanout