

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 21, 2020

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

Nick Lambiase, Jr., Director
Jane Kalem, Executive Assistant
Shirlene Reeves, Finance Director

GUESTS PRESENT

Chris Turner, CSI
Herb Hilderbrand, CSI
Dean Friloux, A. J. Gallagher

OWNERS PRESENT

On file at Amelia Island Management

CALL TO ORDER

Notice of the meeting was emailed to the Board on February 19, 2020, and posted on property that day, which is in accordance with the Documents of the Association. There were five (5) Board members present in person, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 9:00a.m.

APPROVAL OF MINUTES

Jim Thompson moved to approve the December 6, 2019 Board of Directors Meeting Minutes, as written; Brad Burnette seconded, and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

Community Association Report

Nick Lambiase reported that the new CAM will be in place for the next meeting. Discussion ensued regarding how the decision is made for the CAM's portfolio.

Warranty

No discussion

Maintenance Follow-Ups

President Merrill addressed several items for the new CAM:

- The doggie stations need attention.
- Melissa personally moves the trash from A & B down to trash area; the recycling area needs 2 bins at A & B buildings and another one at C & D buildings.
- Trash doors at C and D not working – Overhead Door was onsite for the repair. The Board requested lighter doors be installed in lieu of motorized doors.
- Stateline Disposal will be contacted about knocking over the metal trash bins.
- Security video camera recordings can be viewed at AIM.
- The number plate on second floor elevator in D building fell off and needs to be replaced.

Discussion ensued about paying vendors upfront, which is not an option.

Financial Report

Shirlene Reeves reported on the finances through the end of January 31, 2020

- Over in a couple line items
- \$209,517 balance on loan
- 1 owner that is behind on assessments
- \$425,000 in Capital Reserves
- \$200,000 available to spend
- Special assessment expenditures to be lined out – Auditor review will be completed by end of March

Discussion ensued regarding the Capital Reserves monies, line items, what and how the monies can be used and how the loans are paid down.

OLD BUSINESS

Pool Renovation Project/Pergola/Bathhouse Louvres

Chris Turner reported the pool is primarily done with a few small items left to be done:

- State inspection has been done and the chlorinator system can now be installed.
- Landscape lighting to be addressed
- *New Leaf Construction* has been contacted about bathhouse louver quotations
- Stainless steel in bathhouse beginning to rust; working with manufacturer on this
- The full site map is on hold for now, but is in the works
- Full topography survey can be done by CSI; the Board requested as-built drawings without topography surveys

Capital T has not done the installation of the bell on the drainpipes and hasn't provided the warranty deeds; a retainage of \$4,620 still being held by CSI until all work is done and the warranty is furnished.

All other contractors have completed their work and the retainage has been released.

Pool Pergola

Taylor Merrill reported that Richard Darlington has quoted the pergola/gazebos project and enlarging the deck space is approximately \$26,000. The two gazebo roofs were questioned for inclusion within the quote. They were not part of the \$26,000. Discussion ensued regarding the possibility of adjusting the plans and having Darlington revise his quote for the adjustments.

David Montgomery moved to proceed with Darlington's proposal to create the shade structure over the North deck, as shown in the drawings, with the change to extend the Southern-most gazebo back to the edge of the new deck (if possible and cost effective) and have stairs constructed from the upper gazebo to the lower deck. The deck will have metal handrails. Total not to exceed \$35,000 for both projects; Paul Greco seconded, and the motion passed unanimously.

Fire Suppression System Update

The new CAM will address this item.

Balcony Coating Project

Paul Greco addressed the list of balconies that have been done (1177, 1173, 1170 and 1119) and those yet to be done. Discussion ensued regarding addressing 1175, 1133, 1109, 1107 and 1105 to be done immediately, whether to use a new coating product, and getting a lift to reach the balconies versus

going through the units. Herb will get proposals for the new coating product. Three additional units will be on contingency (1125, 1132 and 1136). The Board will take care of other items that require the lift, especially checking the caulking. Herb will also get a quote for having the windows washed while the lift is onsite at the owners' expense.

Chris Turner asked the Board about inspecting building A/B for the waterproofing. The Board agreed and requested Chris obtain a proposal for the inspecting.

Taylor Merrill asked CSI about the EFIS over the metal studs in the window walls being 70% to 75%. Discussion ensued that this was a good number.

Insurance Review

Dean Friloux with A. J. Gallagher discussed the Association's insurance, the specific coverages and the premium increases of each. The Association insurance will renew June 15, 2020.

1185 Conclusions

Nick reported that everything has been closed out with an agreement from both parties.

NEW BUSINESS

Entry Gate

The Board discussed concerns at the entry gate at C & D. Quotes are needed for gates at A/B and C/D. Edwards Ornamental and Integrated Access gave proposals 10 years ago and have been contacted to give updated proposals. Discussion ensued regarding what system to use (keypad or RFID).

Paul Greco moved to revisit the entry gates for A/B and C/D buildings; Brad Burnette seconded, and the motion passed unanimously.

Discussion ensued regarding the gate installation and if a vote would be required. The Board may amend the documents to address.

New Year's Eve/GA/Fla Game Security

Taylor Merrill stated that there were some issues on New Year's and the weekend of the FL/GA game. Discussion ensued regarding the need for hiring Beachwalker security; the Association employed an off-duty Sheriff's officer the weekend of July 4th and the Board felt this helped reduce incidents that holiday.

Conversations have commenced with Kelli Allen, the Community Affairs representative with Omni, regarding several security issues.

Omni Event Center / Future Use of Beachwalker Frontage

David Montgomery stated that this should be explored. Nick Lambiase explained the plan had some push back and Omni had put it on hold.

David Montgomery moved to engage Teresa Prince, attorney, to represent Beachwalker with the Omni Event issue; Brad Burnette seconded, and the motion passed unanimously.

David Montgomery suggested that the Board consider approaching Omni to see if it had any interest in selling hole number 5 of the Ocean Links course to Beach Walker. Discussion ensued.

Brad Burnette moved to proceed with exploring Omni's interest in selling Hole #5 of the Golf Course; David Montgomery seconded, and the motion passed unanimously.

Window Hinge Pins

David Montgomery addressed the Anderson window hinge pins that can fail and can potentially cause the window to fall out. Anderson makes a corrosion resistant hinge that is an easy replacement for failing, non-corrosion resistant hinges. The Board agreed that they should address this issue in a letter to the owners.

Herb Hilderbrand addressed the issues with the window replacements and a window falling out due to the sashes. He will address with the window contractor (Sun South) and he gave an example of the window product that is being proposed. The Board's concern was to ensure the appearance remains the same as what is currently installed. Herb recommended addressing the installation instructions for the windows.

The Board asked Herb Hilderbrand about renovation projects in 1109 and 1121; Herb stated he had no information about these projects as he was not consulted about the renovation projects for these units.

Sewer Lines

David Montgomery asked Chris Turner about the video exploration of the main waste drains that had been done by BlueWorks. Chris Turner stated that BlueWorks reported the inspection was good and not having line issues. Paul Greco recommended doing these inspections through common areas and not through owner units, but through access panels. Chris suggested doing an inspection in units where renovations are done. The Board will further discuss doing the inspections at a future meeting.

QUESTIONS / COMMENTS

Owner asked about 1. tree trimming on the ocean side, 2. independent golf cart parking/charging is a challenge due to getting power to the area, and 3. empty fire-hose cabinet which could be removed or covered over. These items will be addressed by the new CAM.

ADJOURNMENT

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

David Montgomery moved to adjourn; Paul Greco seconded, and the meeting was adjourned at 12:13a.m.

Respectfully submitted,

Wd | ~~ou~~ hubo

Taylor Merrill, President

TM/jk