

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 18, 2018

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*)

GUESTS PRESENT

None

AMELIA ISLAND MANAGEMENT

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

OWNERS PRESENT

On file at Amelia Island Management
Bob Nazarian (*via phone*)

CALL TO ORDER

Notice of the meeting was emailed to the Board on June 6, 2018, and posted on property on June 15, 2018, 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 10:00a.m.

APPROVAL OF MINUTES

Brad Burnette moved to approve the April 27, 2018 Board of Directors Meeting Minutes, as written; Jim Thompson seconded and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT
CAM Report (Full report attached)

Discussion ensued regarding window leaks during Memorial Day weekend, final coating completed on partition wall between 1186 and 1184, have Darlington clear the vegetation around the A/C units behind B building, lights out at C elevator.

Financial Report

Shirlene Reeves reported on the finances through the end of May 31, 2018

- \$1,214 to the negative year-to-date
- As of today, there are 4 owners that have not paid their special assessment and 3 owners are 30 days past due on their regular assessments
- 8 properties have sold since the beginning of the year

The Board discussed a request by one owner to waive late fees.

Discussion ensued regarding owners still owing their assessments, those owing less than \$100 is typically finance charges and multiple notices sent to owners as to what is owed.

David Montgomery moved that, due to the limitations of the Beach Walker Condominium documents, the Board's inability to treat one owner differently than the other, the fact that the multiple notices sent to the address furnished to the owner were not returned, the Board denied the request to waive any late fees; Paul Greco seconded and the motion passed unanimously.

Discussion ensued regarding the loan -

- What is the current balance?,
- Nothing has been paid on the loan to date,
- The monthly \$20,000+ budgeted amount will begin to be paid,
- The interest expense is not budgeted for,
- The \$250,000 line of credit has been moved to a loan, leaving the additional \$250,000 line of credit.

Further discussion ensued regarding the special assessment expenditures, what payments have been made and what is yet to be paid.

Insurance Renewal Update

(This item was discussed during review of the CAM report.)

OLD BUSINESS

Pool Renovation Project

Discussion ensued regarding the pool renovation project, the bathhouse project, the bids for both, the location of the bathhouse, the entry(s), materials, concrete flooring versus wood, sewage line location, boardwalk location, time frame of mid-September of 2018 through April, 2019, Darlington's proposal for decking, getting a landscaping architect to provide a design project. Chris Turner will get several landscape companies to provide drafts in time for the next Board meeting in August.

Jim Thompson moved to accept John Zona's site plan of June 10, 2018, with the caveat to widen the walkways on the west side of the new bathhouse and, if not required, to remove, reduce or relocate the louvers; Brad Burnette seconded and the motion passed unanimously.

Discussion ensued regarding the bids from three pool contractors. Capital T's proposal has been received. One contractor declined to bid due to other commitments. The other contractor, Pool Builders, had not submitted their bid as of the meeting time.

David Montgomery moved to accept the lower bid of the two proposals to do the Wet Engineering plan pending approval of Wet Engineering's review; Paul Greco seconded and the motion passed unanimously.

Nick Lambiase, Jr. recommended getting the pool plans submitted to the ARB for approval at the July meeting so it does not interfere with the anticipated start date in September.

Fire Suppression System Update

Chris Turner reported the fire suppression is approximately 85% completed. The alarm system has been completed and installed in all four buildings. The sprinkler systems for C and D Buildings have begun and the C South section of pipe is ready for the valves underground to be replaced. Work has been going on in all four pump rooms and everything is proceeding very nicely. Discussion ensued regarding whether the water will need to be shut off and how long.

Balcony Coating Project

Chris Turner reported waiting to hear from Blanchard Coating for a time schedule. There are approximately 8 to 10 balconies that must be done at about \$1000 per balcony. There are about 12 more balconies that will need attention. The project is moving forward.

NEW BUSINESS

Line of Credit Renewal

Shirlene Reeves explained that line of credit renewals sometimes fall between meetings and as an administrative formality a Board motion is necessary.

Brad Burnette moved to approve the renewal of the line of credit when it comes due; David Montgomery seconded and the motion passed unanimously.

QUESTIONS / COMMENTS

President Merrill addressed the AIP litigation with Omni. Discussion ensued if other Associations are communicating with their members and whether the Beach Walker Board should communicate with their owners. The Board decided to wait and see what happens with the ongoing mediation.

President Merrill asked about having an insurance appraisal done. The Association's broker will advise the Board.

Paul Greco reported that an owner informed the Board that he is still unhappy with his walkway. After looking at the walkway during their walkabout the Board determined that improvements had been made to the walkway and that further expenditures on this project are not a priority at this time considering all the other projects ongoing.

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 12:00p.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

Attachments



**Community Association Manager's Board Meeting Report
Beach Walker Villas Condominium Association, Inc.
June 18, 2018
Amelia Island Management Conference Room**

Chris Turner – Community Association Manager

The report below reflects most of the 2018 activity and the more notable items addressed by Amelia Island Management since the last Board Meeting on April 27th 2018.

Building Maintenance:

- Sealed all fasteners on down spouts at 1190.
- 1185 repairs completed from sewage project work.
- 1186 partition wall repair by Fields and Blanchard
- 46 front doors painted by Buddy's Painting.
- Building B lost power after a snake crawled in the transformer at the entrance and blew a fuse.
- Installed Building A trash door and drip edge.

Elevators:

- Elevator call for building D due to buttons not operating inside cab.
- Reset building D elevator after fire alarm testing was complete.

Consulting:

- 1163 water intrusion investigation
- 1169 water test for 1163 investigation
- Balcony Inspections of C and D
- Building C middle stairwell coating damage.

Pool Area:

- Repaired lattice work at pool.
- Extended fence near pump house
- Repaired the roofs on the gazebos
- Repaired side wall on the gazebos
- Replaced ball valve on system.
- Caulked all coping cracks around perimeter of the pool.

Light Maintenance:

- Building D - Replaced broken light fixture 2.5 middle stairs.

Plumbing:

- Unit 1125 – removed clog in main line 15 feet down.

Landscape maintenance, other than monthly contract:

- Tree trimming by Cash's tree service.
- Assorted irrigation parts replaced.
- Removal of several dead branches that fell on the west side of building during storm.

Fire Safety System:

- Alarm system installation completed for all buildings.
- Sprinkler line work in progress at C building.

Insurance:

- Flood Insurance has been renewed.
- Main Insurance has been signed and returned to company.

Permits:

- Elevator permits have been renewed and issued.

Projects for consideration or in process:

- Pool Project is progress. Plans complete for pool, out for bidding. Site plan in progress by architect. Sewage plan in progress
- Fire System installs is progressing. Alarms are complete, sprinklers still in progress.
- Building board walks will need to be replaced within the next year or so. Will start pulling budgetary numbers.
- Balcony deck coating and ceiling coating are in need of repairs. Working with CSI to start getting scheduled for Blanchard. Three classifications of balconies issued.
- Trash chute replacements for C and D buildings or repair as necessary.
- Louvre screens for HVAC corrals being designed for the 2nd & 5th level landings on C & D.
- Consider installing stainless wall corner bumpers on the roll-up door for C & D buildings trash rooms to avoid further trash dumpster damages.
- Step tile repairs for north steps at B building.

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