

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 7, 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 *(via phone)*
Paul Greco, Director *(via phone)*

AMELIA ISLAND MANAGEMENT

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

GUESTS PRESENT

Chris Turner, CSI
Otis Lee, Outdoor Pool

OWNERS PRESENT

On file at Amelia Island Management

CALL TO ORDER

Notice of the meeting was emailed to the Board on June 5, 2019, 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 or via phone, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 9:00a.m.

APPROVAL OF MINUTES

David Montgomery moved to approve the April 12, 2019 Board of Directors Meeting Minutes, as written; Brad Burnette seconded, and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

Financial Report

Shirlene Reeves reported on the finances through the end of April 30, 2019

- There is approximately a \$34,000 positive balance comparing budget to actual expenses.
- Four owners have not paid last month's assessment
- There has been 1 draw on the line of credit in May
- Clarification that the Aegis fire protection project should be transferred to that project and not the expense fund
- Clarification of attorney charges of \$4000 for Teresa Prince will not come out of the insurance claim but should come out of the legal line item
- Accounts Receivables of \$3,800 was received at the time of closing of a unit

Community Association Report

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

Mark Johnson reported on the elevator floor projects. Classic Carpets will send a quote and will take about 5 to 6 hours to do. There is still some material on site and the color options are still available. This project will be held until October.

Paul Greco addressed the current housekeepers are not keeping up with the schedule when the regular workers are not there. Mark Johnson is working with Darlington regarding the transition of their workers to be sure they are doing the items on the written schedule and the frequency.

Walkway Repair

Mark Johnson reported that the walkway repair is being addressed next week. There are several areas in need of repair. He met with the ACON representative regarding the supplier of the material used on the patched areas. This material was not mixed properly. ACON is taking responsibility for the repairs and CSI is overseeing this work. Discussion ensued regarding keeping the foot traffic off the sealant areas using something other than yellow caution tape and when is the best time to do this work.

David Montgomery asked about the roto-rooter work in unit 1127, Bldg D stack. Mark Johnson explained the project and the camera work that has been done. All the cast iron main drain pipes looked good. The Board discussed doing the camera work in other buildings when work is being done to check on the status of the drain lines.

The continuous leak in unit 1163 was caused by the unit above where there was a wrong sized gasket in the bathtub overflow plate, and also found a small drip underneath the tub drain. Both have been repaired. The Association took care of the \$500 cost for the sheetrock repair. The Board thanked Mark Johnson for keeping CSI and the plumber on task to get the repair done.

OLD BUSINESS

Pool Renovation Project

Chris Turner gave an update on the 5 different projects at the pool (*a full report can be found weekly on the BeachWalker website at Beachwalkervillas.com*) -

- the pool itself
- the bathhouse
- the utilities
- the force main
- the landscape, pool decks and boardwalks

Chris explained the revised schedule and stated that tentatively the bathhouse being done by New Leaf is scheduled for an August 14, 2019 completion, with penalties to begin on this date. Currently, the work is on a 9-week schedule and aiming for a 60-day date of 8/3/19. The stem walls are being set today with plumbing and electrical scheduled to begin next week and work is progressing as expected.

Inspections are being done by subcontracted 3rd party vendors vs. County inspectors. There is no work being done at the time that inspectors are doing their work. The delays are primarily due to waiting on inspectors and some weather.

Jim Thompson asked about doing an update to the owners and explain the delays due to the necessary inspections and weather. President Merrill volunteered to draft a letter to the owners to explain what has been done, what is yet to be done and a time range of late August for completion.

Discussion ensued regarding the electrical distribution system. The plans have been received and the permit is expected by next week. The electrical engineer had promised to have the plans reviewed within one or two weeks. That review took more than five weeks. The timeline on construction for the electrical is 3 to 4 weeks to transfer the power to the main site. The new cost for this work is \$75,750. The Board discussed when to do the electrical transfer in order to avoid the work stopping on other projects.

David Montgomery moved to accept Horizon's proposal with the increased price of \$75,750 to do the Searcy plan, with written start and completion dates. This motion supersedes the previous amount of \$74,500 agreed upon at a previous meeting; Brad Burnette seconded, and the motion passed unanimously.

Chris Turner explained the color selection of the bathhouse exterior, restroom doors, shingles, fascia, soffits, louvres and toilet partitions. The bathhouse is progressing.

Discussion ensued regarding the low-voltage lighting which will be dimmed. The eastside of the deck is substantially completed. The landscaping drainage will begin next week. The west side around the bathhouse, the pavers and block around the bathhouse will be set around 7/1/19 and will take about 2 weeks. Marciting and filling the pool is tentatively set for mid-July, continuing with the remaining work. The goal is to get the pool equipment up and running as soon as possible to ensure the equipment is operational. Discussion ensued regarding signage prohibiting swimming in the pool when the water is added, that the chemicals are not ready, and the area is still a construction zone.

Paul Greco addressed the warranties on the pool equipment that was purchased last year but not utilized until this July. Also, addressed where the chemicals are stored.

David Montgomery asked about the landscaping below the gazebos, not adding any shrubs but some annuals to provide some color and asked how Darlington will access certain areas. A gate is planned for that area.

Chris Turner will update his report and add it to the website, along with additional photos.

The Board thanked Chris Turner for all his work on the pool/bathhouse project.

Pool Furniture Selection

Discussion ensued on the pool furniture selection. Otis Lee confirmed the chair/table/chaise lounge selections and the explained the timing of the delivery for July 15th. Mark Johnson will have identification labels made and installed on each piece of furniture.

The Board thanked Paul and Betty Greco for all the pre-work on the pool furniture.

Legal Update – 1185

No update on the status of the dumpster which is still there and full. Mark has discussed moving the dumpster with the Association's insurance attorney. Discussion ensued regarding removing the dumpster due to a health issue or abandoned. The dumpster company may be contacted regarding garbage being put in the dumpster.

The Attorney is to file a motion for arbitration.

Legal Update – 1167

Mark Johnson reported that Teresa Prince, the Board Attorney, is waiting to hear from the Association's insurance company before she responds to McKeel. The unit owner is asking for \$2,200 in his claim. The Board agreed to let these cases run their course with the insurance company.

NEW BUSINESS

Building Water Supply Line Tagging Discussion

Mark Johnson reported that Darlington is affixing more permanent identification tags to the water supply cut-offs.

Pool Sign

Discussion ensued regarding what the pool sign should say. Mark Johnson will have the sign made with the standard regulatory language. Security can be called if the rules are not being followed.

QUESTIONS / COMMENTS

The Board discussed the increase in insurance premium, due mostly to an increase in the appraised value of the buildings and the percentage of EIFS in the building construction. Mark Johnson will look into this and get back to the Board.

The Board decided to leave the deductibles and coverages as is, but to make sure that there is no overlapping coverage for mold.

Mark Johnson will contact Dean Friloux about the CSI report and Taylor Merrill will follow-up with Mr. Friloux regarding the amount of EIFS in the buildings and get a copy of the appraisal and ask about the 2 policies for mold.

Discussion ensued regarding the date for the Annual Membership meeting and other Board meeting dates. The Board determined it was necessary to move the Annual Meeting to December 6, 2019.

David Montgomery moved to hold the Annual Membership meeting on December 6, 2019 at 2:00p.m.; Brad Burnette seconded, and the motion passed unanimously.

The October 11, 2019 meeting will be a regular Board meeting.

ADJOURNMENT

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

Brad Burnette moved to adjourn; David Montgomery seconded, and the meeting was adjourned at 11:40a.m.

Respectfully submitted,

Wd | ~~cr~~ hubo

Taylor Merrill, President

TM/jk

Attachments: CAM Report



**Community Association Manager's
Board of Directors Meeting Report
Beach Walker Villas Condominium Association, Inc.
June 7, 2019
Amelia Island Management Conference Room**

Mark Johnson – Community Association Manager

Building Maintenance:

- Missing signs being made & installed (one way, do not enter, etc.)
- Had made and installed plaque for water shut offs in the garage.
- Replaced two exhaust fan belts.
- ACON has started repairs to the stairwell coating. (warranty)
- Meet with the representative for the landing coating to evaluate the installation at defective areas on stairs and landings
- Replaced one exit sign on building C.
- Roto-Rooter ran a camera down two different stacks to assess the condition of the interior of the drain pipes.
- Roto-Rooter ran a camera down the main drain from the cleanout in the parking area out to the main line running in front of the building to assess the condition of the pipes.
- Fields contracting finished repairs to damage from Advanced disposal
- New pool sign being designed to be made.
- Leak into 1163 kitchen found and resolved.

Elevators:

- Signs made for elevator room doors due to being faded to pass inspection.
- Phone line in building C being traced to find break to get call button in elevator working, combination of Otis telephone contractor and Comcast.
- Otis corrected issues from inspection report.

Consulting:

- Repairs to building C & D walkway coordination. (warranty by ACON)
- Building C & D stairwell coating. (warranty by ACON)
- Pool fencing.
- Pool deck.
- Pool bathhouse.

Pest Control:

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

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 complete.
- Pine straw installed.
- Berm area behind A/B refreshed with flowers.
- Assorted irrigation parts replaced.
- Annual flower rotation.

Fire Safety System:

- Building A system has been serviced for a ground fault issue

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. Restart next year
- 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