

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 11, 2016

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

Steve Mehas, Community Association Manager
Shirlene Reeves, Financial Director
Jane Kalem, Executive Assistant
Scott Muir, Director

OWNERS PRESENT

Sign in sheet on file.

GUESTS PRESENT

Herb Hilderbrand, CSI

CALL TO ORDER

Notice of the meeting was emailed to the Board on March 9, 2016 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 9:00a.m.

APPROVAL OF MINUTES

Paul Greco moved to approve the December 11, 2015 Board of Directors Meeting Minutes, as written; Brad Burnette seconded, and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT REPORT

CAM Report

Steve Mehas stated below are some of the more notable categories monitored and that have required attention to some degree YTD, and a full copy of the CAM Report is available on the Beach Walker website:

Building Maintenance, Pool Area, Light Maintenance, Pest Control, Landscape maintenance other than monthly contract, Fire Safety System,

Consulting Engineer

- Leak chasing 1112, 1119, 1137, 1142, 1147, 1173, 1194
- Coordination on D bldg walkway and balcony replacements, louver replacement

Projects for consideration

- Monitoring septic tanks @ pool area for spring cleanout as needed
- May be required to replaced the remaining 4 trash chute doors to meet code requirement of always self closing, 2nd floor C building has been replaced already, 3rd floor C building on order; expect Fire marshal 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 walkway project is completed
- Waterproofing issues as warranty with Metro for various A & B units, CSI developing action plan, frustrated with delays from warranty contractor
- Pool re-marcite, seeking bids for next winter

- C & D garage storage door replacement and upgrades, partial compliance by 11 of 22 owners as of March 1
- “Scope” the main drain line of Building A with a camera for defective issues possible 75’ – 90’ down the line, develop repair plan once and if issues identified

Miscellaneous

- Legal work on Bankruptcy/foreclosure @ C building

Discussion ensued regarding A & B Building storage closets as limited common element vs. sole ownership and first-come first-serve basis. The Association will install hooks on the wall in order to accommodate more bikes if space allows, the closets will be cleaned out initially and then notification to all A Building owners that storage is available for bikes.

Question was asked about pavers being installed between A and B Buildings. President Merrill explained that the courtyard paver project is on the low priority list due to many other projects that need attention and other issues with using pavers.

Discussion ensued regarding the lower level walkways in Building C. This work is to be done in 2017 unless there is a safety issue. The Board will take a look at Building C, unit 1143 (Kelly unit) for any safety issues that may require attention earlier.

Financial Report

Shirlene Reeves reported the financials for the month of January ended with \$33,871 to the good, due to the project some of the maintenance is over budget and monies are being spent out of the Capital Reserves also. There were some fire system repairs that went over budget. Accounts Receivables are in good shape with 2 owners receiving late notices, 1 unit in bankruptcy/foreclosure and 3 owners have not paid late charges. Discussion ensued regarding the bankruptcy. All the current projects will be paid “as you go” but the projects for 2017 will require a bank loan.

The audit is currently going on and once complete an end of year balance sheet will be sent to all owners. Discussion ensued regarding Capital Reserves and pooled funds.

OLD BUSINESS

C & D Exterior EIFS, Stucco and Spall Repair Project

Herb Hilderbrand reported:

- The project is on schedule
- Ready for the waterproofing on April 10th for the west walkways on floors 2 & 3
- Walkways at 1122 and 1123 have been done and all of Building D, 1st floor east are done,
- Weekly report is produced by CSI and distributed to the Board via AIM
- The concrete repairs in the stairwells on D will continue through mid-April
- Plastic or tape is placed over the doorways for work on Building C 1st floor balconies,
- Side panels on back doors were not protected initially but will be checked at 1143
- The workers are doing a good job at being courteous, clean and attentive to the owners/guests

Discussion ensued regarding future balcony work. The Board recognized how well the workers are doing and the project is coming along very well. Projected end date for Building D is April 23rd, with some minor punch work. Paul Greco has been overseeing the project.

C & D Storage Unit Maintenance

Discussion ensued regarding the storage doors project. Paul Greco initiated the repair project of updating 22 doors under the C and D Buildings. The contractor is working directly with each owner, the doors

have been ordered, 2 owners have done their own, 11 owners are in process and 9 have not responded to the request for the repair work.

Omni Storage Closet Usage

Discussion ensued regarding whether Omni needed to pay rent on the storage closet usage and can they change the locks. They had asked for time to prove they can do better with taking care of closets and are currently doing better with taking care of Building C & D storage closets. Now Omni is asking to install secure magnetic locks/keys on the storage closets in order to secure their inventory supply of linens/cleaning supplies. The Board approved the locks being changed as long as AIM has access.

NEW BUSINESS

Sewage Back Flow Valves

Steve Mehas reported on the issue with the blockage in A Building which backed up into 2 units of the 4 units on the lower level. A camera with GPS was used to see what was causing the blockage but was not successful (the camera could not negotiate some of the turns), some debris was removed (broken concrete, plastic and iron), were able to snake about 50ft., determined that the line does not track straight out from under the building as indicated on the building plans. A clean out installed in both the north and south utility closets and will jet it with high pressure water to make sure the line was clear or if there was a broken pipe or what the blockage may be and may try to run the camera backwards. Service Master was brought in to recover the 2 units. The Board directed Steve Mehas to go ahead and clean out the other buildings as preventive maintenance. The Board will notify and educate the owners as to sewer protocol.

Discussion ensued regarding electrical issues in Building A. FPU removed the panel and found a manufacturing flaw in the new bus bar panel bolts (loose bolts holding the bus bar to the grounding cables in the panel). This is a manufacture defect and not the contractor, Mardant's issue. The panel in A Building was checked and okay. All panels will be checked by Mardant to ensure the problem was unique to Building A.

Landscaping Behind A Building

Steve Mehas reported the oak trees behind A Building were trimmed to allow sod to grow. During heavy rain times the water is not draining and there is standing water. Drainage will immediately be installed at the edge of the patios to prevent flooding, then trees will be trimmed back another 6ft., and take the dirt level down more and then re-sod.

AIPCA Parking

Paul Greco reported that AIPCA is looking at –

- Times of the year that there are parking issues
- The need for additional parking either at the Associations or other areas
- The pass system at Security identifies who and when owners enter the property
- Whoever rents through Omni is not identified and the vehicle is not properly parked/identified
- Use of identification stickers for all vehicles encouraged

Another issue is that other Associations hire security during high season times to handle parking issues and are looking at allowing 1 to 2 cars only per unit during peak times and park any additional cars off-site. Again, the issue is identification of the unit and vehicles and not enough spaces for all multiple vehicles and golf carts. AIPCA is looking at rental guests coming through the gate and optional parking.

Further discussion ensued regarding trailers parking on the property, day use only, then must be relocated to areas designated by Security.

Condo Renovation Contractor Deposit

President Merrill reported on owners at other Associations being required to pay a deposit for contractors

doing renovation work on the condos, the need to add specific contractor rules do's and don'ts and making them responsible for any damages. Discussion ensued regarding who is doing renovations and who will monitor it, adding a contractor's/renovations tab to the website for direction and emailing the rules and regulations regarding renovations. The Board will send a letter to be emailed to all owners regarding the Rules and Regulations for contractors and will ensure the contractors understand the Rules and Regulations.

Amelia Island Management will present the information that goes to new owners at the next Board meeting.

Steve Mehas reported that Unit 1191 owner has requested a remodel in his unit, has submitted the plans to bump out his west patio and request approval from the Board.

James Thompson moved to approve Unit 1191 owner's request to bump out remodel of the west patio; Brad Burnette seconded and the motion passed unanimously.

Discussion ensued regarding pool behavior, recently observed actively drinking in the pool with children present, safety issue, supervision of children is an issue, request no eating/drinking in the pool, already a State law and in the Rules & Regulations. The Board agreed and felt that Security should be able to help with this issue. Additional signage can be added to the pool gate. The Board will consider hiring Security during peak time periods.

Owner asked for clarification regarding drinking on the beach, have the rules changed and who is monitoring since it is a State law? The Sheriff's Department should be called.

Discussion ensued regarding tent structures/other beach items on the beach should be removed each day or Nassau County will remove (as of new law in 2015).

ADJOURNMENT

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

Brad Burnette moved to adjourn; David Montgomery seconded and the meeting adjourned at 11:57a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill,
President

TM/jk
Attachments