

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 11, 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 (*via phone*)

AMELIA ISLAND MANAGEMENT

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

GUESTS PRESENT

None

OWNERS PRESENT

On file at Amelia Island Management

CALL TO ORDER

Notice of the meeting was emailed to the Board on October 9, 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 9:02a.m.

APPROVAL OF MINUTES

David Montgomery moved to approve the June 7, 2019 Board of Directors Meeting Minutes, as written; Jim Thompson seconded, and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

Financial Report

Shirlene Reeves reported on the finances through the end of September 2019

- \$156,000 in the Board Fund that can go toward the loan
- 1 owner 90 days delinquent has passed away, but the son is working with the Accounting department to get that taken care of
- 1 owner again 60 days delinquent

Discussion ensued regarding the Capital Reserves monies, line items, what and how the monies can be used for, insurance fund, loans, Shirlene will move \$156K to pay toward the loans, how much to pay toward the loan in 2019. The Board decided to move \$100,000 from the pooled line item to pay toward the loan.

Shirlene Reeves gave an explanation about how we could move some money to prevent having an increase in the assessments for next year's budget.

Discussion ensued regarding the rate increase in the insurance fund and the \$10,000 in that fund.

The Board agreed to the changes in the proposed 2020 budget which will have the monthly dues remain the same.

Community Association Report

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

Plantings proposed by Darlington for \$1,500 but the flower rotation was limited at this time due to costs.

Discussion ensued regarding

- Renovations being done in units 1108 and 1109 and the contractors not following the rules
- It was confirmed that the rules were distributed.
- Confirmation that owners are being sent the rules for renovations.
- The Board will look at the New Owner packet to review the rules/regs.

Discussion ensued regarding items found in the trash bins.

Walkway Repair/Follow-Up

Mark Johnson reported that Herb will be providing an update to the Board. ACON progressing on pouring the concrete but the sealing will be done at a later time.

Paul Greco inquired about a roof leak at 1192. Mark Johnson reported that some flashing needed to be repaired and this work had been completed.

The inoperable trash room doors were discussed.

OLD BUSINESS

Pool Renovation Project

Mark Johnson reported that the pool project has been completed with a few minor items being addressed. The Board should choose a color for the bathhouse floor and keys to the bathhouse are now available. The paver sealing should be done prior to the FL/GA game.

None of the lights on the old sections of the boardwalk are turning on. Mark Johnson will address this with the electrical company associated with the pool project. There was some concern that this hadn't been discovered sooner than a month after the boardwalks had been re-opened.

The person that checks the lights does not have a key to the electrical box for lights that need to be turned on.

Discussion ensued regarding the bathhouse lights. They need to be put on a timer. Mark Johnson will take care of this project.

Discussion ensued regarding shade areas around the pool. Mark Johnson will get quotes for shade.

A small sign on the exit button post is needed.

The pool construction porta-a-potty needs to be removed at some point.

Discussion ensued concerning the easiness of circumventing the pool entry gate. Several options were discussed including more railing and different plantings.

Legal Update – 1185

Discussion ensued regarding the most recent proposal of the settlement agreement.

David Montgomery moved to accept the Settlement Agreement with Unit Owner 1185; Jim Thompson seconded, and the motion passed unanimously.

NEW BUSINESS

President Merrill asked for volunteers to help with the website.

As an end of the year newsletter, the Board will address all the infrastructure projects that have been done over the last five years with no increase in assessments. There was discussion about having a reception at the pool for the realtors and rental companies to provide them with this information also.

QUESTIONS / COMMENTS

Judith Pines asked about the cost of the five (5) total projects - \$1,200,000. Everything is now new around the pool.

The Annual Membership Meeting is Friday, December 6, 2019 at 2:00 p.m. in the AIM conference room.

An owner asked a question about an item causing a ground fault alarm which has been repaired.

ADJOURNMENT

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

Jim Thompson moved to adjourn; David Montgomery seconded, and the meeting was adjourned at 10:10a.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.
October 11, 2019**

Mark Johnson – Community Association Manager

Building Maintenance:

- Missing signs being made & installed (one way, do not enter, etc.)
- Installed plaque for water shut offs in the garage.
- Acon has started repairs to the stairwell coating. (warranty)
- Trash chute inspection and maintenance.
- Signs on elevator room doors replaced
- Roof leak over 1192 found and resolved.

Elevators:

- Signs made for elevator room doors due to being faded to pass inspection.
- Phone line in building C repaired. Line damaged by rodents.
- 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 FINISHED....

Pest Control:

- Monthly pest service continues.
- Trimester service applied.
- Increased rodent control boxes and service. Cutting back with pool finished.

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.
- Flowers have been replaced but not as thick as normal to keep cost down this rotation.
- Pine straw installed.
- Assorted irrigation parts replaced.

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 this project pending verification of funds.
- 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

DRAFT