

**BEACH WALKER VILLAS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 29, 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  
Paul Greco, Director *(via phone)*  
David Montgomery, Director  
James Thompson, Director

**AMELIA ISLAND MANAGEMENT**

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

**GUESTS PRESENT**

Chris Turner, CSI  
Jason Hambrecht, CSI

**OWNERS PRESENT**

On file at Amelia Island Management

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on October 26, 2018, and posted on property on October 26, 2018, which is in accordance with the Documents of the Association. There were four (4) Board members present in person or via phone, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 2:00p.m.

**APPROVAL OF MINUTES**

**Jim Thompson moved to approve the August 24, 2018 Board of Directors Meeting Minutes, as written; David Montgomery seconded and the motion passed unanimously.**

**AMELIA ISLAND MANAGEMENT**

**Community Association Report**

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

**Financial Report**

**Summary of Assessment Receipts**

Shirlene Reeves reported on the finances through the end of September, 2018

- The loan payment should be paid off in one month
- Currently, the finances are in good shape through the end of the year
- 1 owner is making regular assessment payments and owes late charges

The Board discussed the loan, cash on hand, the line of credit, what has been paid and what the finances will be over the next few months.

The Board thanked Shirlene Reeves for keeping on top of the expenses of the projects.

**David Montgomery moved to continue to approve the lines of credit at First Federal for 2019; Jim Thompson seconded and the motion passed unanimously.**

**2019 Budget Proposal**

Shirlene Reeves explained the proposed budget that has been drafted and the Board reviewed.

**David Montgomery moved to recommend the proposed 2019 budget to be sent to the membership; Paul Greco seconded and the motion passed unanimously.**

## **OLD BUSINESS**

### **Pool Renovation Project**

Discussion ensued regarding the pool renovation project and there were questions and resolutions given during the walk around regarding the design of the system, the pool equipment, bids for the plumbing, acquiring timelines from the contracted vendors and selection of the pavers. Chris Turner gave an explanation of the schedule for the project.

**David Montgomery moved to approve the plan for the Patio P1 pool deck layout; Jim Thompson seconded and the motion passed unanimously.**

Jason Hambrecht will present the plan to the ARB for approval.

Discussion ensued regarding the septic system location, why crushed and filled and the product required for the abatement process. The County will be inspecting throughout the process.

### **Fire Suppression System Update**

Mark Johnson reported the fire suppression system installation is on hold.

### **Balcony Coating Project**

Chris Turner reported on the balcony decks and ceilings for C and D Buildings. There were 5 units inspected, 1119, 1170, 1177 and 2 balconies on 1173 are completely done. There was no access to 1171. The next 5 will be done pending available funds probably after the first of 2019.

### **Roof Repairs**

Chris Turner reported that the roof repairs are all complete. The insurance claim not warranted. Discussion ensued regarding the reserve study for the roofs.

President Merrill reported the water valve at C Building is done and only south of C building at 1161 to 1180 is to be scheduled.

## **NEW BUSINESS**

### **Association Declaration Changes**

Discussion ensued regarding whether to address the declaration changes at this time or wait until after the pool project is completed. The Board decided to address this item at a later time.

### **Annual Meeting Date Discussion**

The Annual Membership meeting is scheduled for December 7, 2018 at 2:00p.m.

## **QUESTIONS / COMMENTS**

Luggage carts for C and D buildings are missing. Discussion ensued regarding replacing the current carts with powder coating carts versus metal, purchasing a cart for vendor use. Mark Johnson will have Darlington order 2 carts and have them assembled.

Chris Turner reported that EFIS work on A building was repaired.

Discussion ensued regarding personal email addresses that were used to send an email from a self-nominated AIPCA candidate.

Discussion ensued regarding an appraisal which has been done.

Nick Lambiase explained that the AIM contract renews at the end of the year. The Board will address at the next meeting.

**ADJOURNMENT**

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

**Paul Greco moved to adjourn; David Thompson seconded and the meeting was adjourned at 3:22p.m.**

Respectfully submitted,

*Taylor Merrill*

Taylor Merrill, President

TM/jk

Attachments



**Community Association Manager's Board Meeting Report  
Beach Walker Villas Condominium Association, Inc.  
October 29, 2018  
Amelia Island Management Conference Room**

Mark Johnson – Property Manager

The report below reflects most of the 2017 and 2018 activity and the more notable items addressed by Amelia Island Management since the last annual board Meeting on August 24, 2018.

**Building Maintenance:**

- repaired retaining wall at A and B
- building D trash chute door repair
- sidewalk repair 1 panel 1102-1103, 5 joints to 1104

**Elevators:**

- C-glued floor back down

**Consulting:**

- C and D roof work, walk way inspections
- 1190 window removal

- balcony oversight
- 6 site visits for pool
- Blanchard inspection

**Pool Area:**

- Pool drained for project

**Light Maintenance:**

- replace 1 emergency fixture building "C" 1st floor lobby

**Landscape maintenance, other than monthly contract:**

- installed soil acidifier
- shrub application
- lawn treatment
- install hawthorn, jasmine, lagustrum and pine straw

**Projects for consideration or in process:**

- Concrete walkway to bridge for A and B will need to be replaced by insurance recommendations for coverage.
- Building board walks will need to be replaced within the next two years. Budgetary numbers are \$65,000 a boardwalk.
- Louvre screens for HVAC corrals being designed for the 2<sup>nd</sup> & 5<sup>th</sup> level landings on C & D.

**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