

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 8, 2020

A Board of Directors Meeting of the Beach Walker Villas Association, Inc., was held this date via ZOOM, 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

Patrick Rowe, Account Manager
Jane Kalem, Executive Assistant
Shirlene Reeves, Finance Director
Nick Lambiase, Jr., Director

GUESTS PRESENT

Chris Turner, CSI
Dan Skinner, CSI

OWNERS PRESENT

On file at Amelia Island Management

CALL TO ORDER

Notice of the meeting was emailed to the Board on May 4, 2020, and posted on property that day, which is in accordance with the Documents of the Association. There were five (5) Board members present via ZOOM, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 9:00a.m.

APPROVAL OF MINUTES

Brad Burnette moved to approve the February 21, 2020 Board of Directors Meeting Minutes, as written; Paul Greco seconded, and the motion passed unanimously.

AMELIA ISLAND MANAGEMENT

Community Association Report

Patrick Rowe reported on activities:

Building/Property Maintenance:

- 3 new pet waste stations installed.
- 1103 sheetrock repair and paint in bathroom, due to common element leak.
- 1137 exterior entryway portion of trim replaced and painted.
- 1118 replaced windows.
- Turner Plumbing repaired pipe that burst in garage above parking spot for 1152.
- 1190 exterior building stains removed by Darlington.
- 1152 water leak from ceiling fixture - CSI investigating.
- Water leak below 1161 - CSI investigating slowly due to COVID-19 issues.
- 1114 water leak caused by window defects - repairing defects.
- Electrical issue coming in from the main line causing mechanical issues with the pool equipment - electrician investigating.
- Pergola constructed on pool deck.

Elevators:

- 3rd fl. call button Building D reported as non-functional. OTIS was dispatched and resolved the issue.
- Floor 2 elevator sign outside of doors was reattached to the wall.
- Annual inspection completed.

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:

- Darlington filled hole next to the building behind 1191 & 1193.
- Tree removal outside Building C due to storm damage.

Fire Safety System:

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

Projects for consideration or in process:

- Adding barrier gates for parking - obtained 1 quote, waiting on a 2nd.
- Adding additional charging capabilities to golf cart parking areas.
- Balcony repairs ongoing 1105, 1106, 1109, 1125, & 1175.
- Fence installation for pool deck scheduled for mid-May.
- Walkway coating repairs ongoing.

Discussion ensued regarding automatic garage doors is not an option but rather a simple fiberglass door. Patrick will follow-up on this item.

Brad Burnette stated that he is hearing from owners that are very happy with Patrick's response to the water leaks and other issues.

Patrick Rowe stated that he is currently working on directional signage for Buildings C and D and will report back to the Board with further information. The Board directed him to move forward on this unless the cost is unreasonable.

Financial Report

Shirlene Reeves reported on the finances through the end of January 31, 2020

- Capital Reserve is building back up
- \$27,000 positive through April
- Only a couple of owners are behind 1 to 2 months on assessments
- The loan balance is \$187,700 and the interest rate is 4.75% and earning .2%
- Shirlene reported that there have been 2 condo sales.

Discussion ensued regarding the COVID-19 and how it has affected the assessments coming in.

Jim Thompson moved to pay off the loan and expense it out over the year from Capital Reserve; Paul Greco seconded, and the motion passed unanimously.

OLD BUSINESS

Pool Renovation Project / Pergola / Bathhouse Louvres

Chris Turner reported that Capital T did complete the majority of their punch list (pool lights and adjustment on the ladders). The State will inspect on May 14, 2020. The louvres project is waiting on Fields General Contracting product submittals and waiting on review of that for install costs. Chris will send to this information to the Board for review when he receives it. The Board determined the cost was not to exceed \$6,000 for the louvres.

President Merrill asked Chris about the issues with pool over the last month or so. Paul Greco stated that it has been more ongoing maintenance issues and construction issues and stated that the pool was down 1 week due to the pump motor not working. The census between SwimTech, Capital T, Patrick Rowe and

Paul Greco was the pool went down due to a connection to electrical/voltage surge between the transformer and the pump causing the breaker to trip. Capital T determined it wasn't due to equipment but an electrical issue. Hodges Electrical has been contacted to determine what is causing the issue. ~~Also~~In addition, Horizon Electric will be called in to check the continued tripped breaker.

President Merrill asked about the pool overflowing, SwimTech responded and reported that the float valve did not work. Discussion ensued regarding whether better equipment is needed or different maintenance, using the appropriate chemicals that was designed for the system and whether the pool maintenance vendor is providing the appropriate service and SwimTech's quote on the auto-valve replacement. Chris Turner recommended pursuing the warranty to cover this ~~and also~~and recommended contacting Wet Engineering to look into this and weigh in if these issues are normal or if there is a more involved equipment program. Chris will contact Wet Engineering and included Pat Rowe in the meeting.

Paul Greco stated that SwimTech should be doing inlet/outlet pressure readings and post it on the log sheet. Patrick will contact SwimTech to have them begin doing this.

Fire Suppression System Update

Chris Turner reported that Bldg. C fire alarm control panel has an internal ~~fault and the panel needs to be replaced~~fault, the panel needs to be replaced, and there are 6 modules at the pull stations on Bldg. D needed to be replaced. This has not been done at this point due to the permitting issues requiring everything being brought up to code. Aegis was awarded the bid and in 2018 they replaced all modules in all 4 buildings with multiple layers of weather protection used. Since there have been 6 modules that went down and not sure if it was all at the same time. Discussion ensued regarding what could be causing these modules to not function, is there any warranty and should Aegis be contacted. Patrick will contact Aegis to determine what caused the failure.

Balcony / Walkway Coating Projects

Dan Skinner, CSI, stated that the balcony project is underway since mid-April, with 80% completed during the first week, but due to bad weather, some of the balconies had to be redone during the week of April ~~20th~~20 through 24th. At this ~~time~~time, the work is complete. There was some miscommunication regarding access through the units for this project. There is no lift onsite, so the edges are not done very well. Dan asked approval for the lift to come out to address the edges on units 1105, 1106, 1109, 1125 and 1175 and should be done in one week. The Board had approved the lift.

Joe Syiek asked about the edge work on Unit 1114 and the lack of responsiveness from the vendor doing the work, the railing is loose, and the concrete is separating from the edge of the balcony and is a safety issue. Dan Skinner stated this issue is not structural but rather the hand railing surface mount caulking and that the ~~foreman~~supervisor will be back out next week and may be under ~~warranty~~warranty, as this was part of the repair project done in 2016 and not part of the current project. Dan will follow-up with ACON to set a meeting next week and will inform Mr. Syiek and Patrick.

Chris Turner stated that there are 2 proposals: 1) a full exterior building inspection of A, B, C and D and 2) was to update the window and door specifications. Discussion ensued regarding the building inspections was \$6,800 and the window and door specifications and drawings was \$3,200. Paul Greco stated that buildings C and D did not need the building inspection due to the recent work, but recommended CSI look at Buildings A and B.

David ~~Mongtomery~~Montgomery moved to have CSI inspect all four buildings and do the windows and doors inspections at a cost of \$10,000; Brad Burnette seconded, and the motion passed unanimously.

Dan Skinner reported that the walkway project is underway. Building C North consists of areas outside of

Units 1155, 1149, 1141, 1142 and 1143 have all been completed. There were two additional areas in between 1142 and 1143 and then at 1144. ACON can begin the work immediately. The Board approved the work to begin on Saturday. Then Building C South prep is underway at Units 1180, 1173, 1169, 1164, 1163 and 1162. Patrick will communicate with the owners being affected.

Dan reported that the Building C and D south and north stairwells will be shut down from May 18th18 through May 20th20, then the middle stairwells will be shut down May 20th20 through May 21st21 for repair, weather pending. Orange fencing and other barriers will be used to deter people walking on the repaired areas.

Update on Ongoing Condo Renovations

Patrick Rowe explained that the renovation project in 1132 ~~will~~would be resubmitting the information to the Board for approval. Patrick will follow-up on this issue.

David Montgomery stated that the trim plate around the glass needs to be inspected in the rest of the buildings and repaired as in the work that was done at 1137. Patrick will ask CSI to look into these areas in all buildings and will have repaired.

Paul Greco asked Patrick about the hole behind the building at 1191 and 1193. Patrick stated that he checked it out, had Darlington fill in the hole and he re-inspected the area, the hole had been filled and there have not been any issues since.

Brad Burnette asked about the quote of \$44,000 for the gates from Edward Ornamental. Patrick reported that due to cost and the rentals being shut down due to COVID-19, this project has been slowed up. Patrick has requested another quote for comparison, but the Board directed him to move forward with the gate project and discussed options for access through the gates to be discussed at a later time.

Update on Condo Documents

David Montgomery reported that the documents are old and done in several amendments at the time of each building. This will not be an easy or inexpensive project. This will need to be done by an attorney at a cost of \$5,000 to \$10,000. The main impetus to update the documents is to change the requirement for a super majority vote. The Board directed Patrick to contact Teresa Prince to see what the cost of this will be. Discussion ensued regarding education with the owners.

David ~~Montgomery~~Montgomery moved to hire Teresa Prince to update the Association documents at not more than \$10,000; Jim Thompson seconded, and the motion passed unanimously.

Website Update

Taylor Merrill reported that he spoke with the webmaster for BWK's website regarding updating the website for \$500. The Board agreed.

NEW BUSINESS

David Montgomery stated that the Board had discussed putting a simple metal rail at the sun deck and handrail on the steps up to the gazebo. Patrick Rowe will find someone to do this railing work and get quotes for this project.

QUESTIONS / COMMENTS

Owner Charles Greene asked about Unit #1107 (2nd floor, northside in Bldg. D) back up issue of cast iron piping. Taylor Merrill reported that plumbers have been called, made video and getting conflicting reports. CSI will get an industrial plumber to do a camera inspection to determine if this unit is having the issues. Mr. Greene will forward his video to the Board. Some re-piping has been done in years past. Patrick Rowe will coordinate with Chris Turner to get the entire stack inspected and determine what needs

to be done to correct the problem.

An owner asked about referrals for window washing. Management gave them Wind-O-Washers.

An owner stated that there is a lot of ~~edz~~ kudzu and vines on the property and needs to be trimmed. Patrick will have Darlington take care of this.

The Board discussed the next scheduled Board meeting is August ~~14~~th14 at 9:00a.m.

ADJOURNMENT

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

Brad Burnette moved to adjourn; Jim Thompson seconded, and the meeting was adjourned at 11:14a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

APPROVED