

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 1, 2021

A Board of Directors Budget Meeting of the Beach Walker Villas Association, Inc., was held this date via the internet using ZOOM, hosted by Amelia Island Management in Amelia Island, Florida via Zoom.

BOARD MEMBERS PRESENT

Taylor Merrill, President *(via Zoom)*
Brad Burnette, Vice President *(via Zoom)*
David Montgomery, Director *(via Zoom)*
James Thompson, Director *(via Zoom)*
Paul Greco, Director *(via Zoom)*

AMELIA ISLAND MANAGEMENT

Patrick Rowe, Account Manager
Nick Lambiase, Jr., Director

GUESTS PRESENT

Dan Skinner, CSI
Erin Dunham, Blue Works, Inc.

OWNERS PRESENT

On file at Amelia Island Management

CALL TO ORDER

Notice of the meeting was emailed to the Board on January 18, 2021, and posted on property that day, which is in accordance with the Documents of the Association. There were five (5) Board members present in the room and via ZOOM, which represented a quorum of the Board. President Taylor Merrill called the meeting to order at 2:08p.m.

NEW BUSINESS

Motion to Approve the Board of Director Meeting Minutes – January 20, 2021

President Merrill called for a motion to approve the draft minutes from the January 20, 2021 Board of Directors meeting.

Paul Greco moved to approve the January 20, 2021 Board meeting minutes; David Montgomery seconded, and the motion passed unanimously.

OLD BUSINESS

Board Discussion / Review / Approval of Blue Works proposal for Vertical Stacks for Affected Units

President Merrill explained the purpose of the meeting is to review the proposal for the stacks for Units 1102, 1107, 1108, 1115 and 1116 and introduced Erin Dunham from Blue Works and Dan Skinner from CSI. All of the owners, whose units are being affected, except unit 1115, attended the meeting. Ms. Dunham explained the specifics, the processes and the timeline of the Blue Works proposal. Due to these units being rentals, the work will be scheduled around when the units are being rented as much as possible.

David Montgomery moved to approve the Blue Works lining the vertical stacks for units 1102, 1107, 1108, 1115 and 1116 pursuant to the proposal; Paul Greco seconded, and the motion passed unanimously.

Discussion ensued regarding the timeline for the work to begin. Patrick Rowe will work with the unit owners and Blue Works to schedule the work and with the least amount of inconvenience.

The Board authorized Paul Greco to sign the contract with Blue Works.

Board Discussion, Review and Approval of Blue Works Proposal for All Remaining Vertical Stacks

The Board decided not to move forward with this major project until the five units have been completed

and they have more information for making decisions. Ms. Dunham recommended waiting as well in order for Blue Works to gather as much information including looking at the underground and know better what the scope of work will be.

The Board recognized Ms. Dunham for her excellent presentation of the project.

President Merrill asked about an update on Unit 1144. Patrick Rowe reported that he contacted the owner and found that the issues they have been having are very similar to what has been happening in 1107 with drainage issues. He has been in communication with Dan Skinner at CSI regarding a good plan moving forward in conjunction with the Blue Works work. It was decided that Blue Works will prepare a proposal for unit 1144 and will look at the common stack.

The Board will be meeting on Friday, February 26, 2021, at 9:00a.m. and Zoom arrangements will be made for those not attending in person.

ADJOURNMENT

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

David Montgomery moved to adjourn; Paul Greco seconded, and the meeting was adjourned at 3:34p.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk