

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 20, 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.

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
Jane Kalem, Executive Assistant
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 – October 9, 2020 and November 10, 2020

Discussion ensued regarding the approval of the October 9 and November 10 Board meeting minutes.

Brad Burnette moved to approve the October 9, 2020 Board meeting minutes; Paul Greco seconded, and the motion passed unanimously.

Jim Thompson moved to approve the November 10, 2020 Board meeting minutes; Brad Burnette seconded, and the motion passed unanimously.

OLD BUSINESS

Board Discussion on Plumbing Issues at Unit #1107

President Merrill explained the purpose of the meeting is to understand the plumbing issues at Unit #1107. Dan Skinner stated that CSI was made aware that this has been ongoing for some time. AIM had recommended bringing in Blue Works to clean the “laterals” and inspect. Paul Greco has stated that the communication on lines being inspected or cleaned needs to be more specific. A diagram of the sewage piping system was requested and Blue Works (Erin Dunham) produced a drawing showing typical drainage from tubs, sinks, dishwashers, toilets, clothes washers, etc. into the wet stacks. Also visible on the drawing were the dry stacks and the various cross over vents to those stacks. The most recent overflow in the kitchen was checked by CJ Bass Plumbing and they cleared the line, however the details of the stoppage were not available.

There are 2 main drain stacks systems in each Beach Walker unit. Erin Dunham, from Blueworks, reported that they went in through the main drain line stacks for unit 1107, the laterals and the dry vent system. Blueworks reported that the main stacks appeared to be clear, however, the lateral lines did appear to be somewhat dirty but not impassable.

Charles Greene reported that Roto Rooter in 2019 inspected and reported that the piping was in poor condition. He further stated that there has been other plumbing issues and other rental companies have had issues in their units. Discussion ensued.

Further work by Blue Works is ongoing and recommendations with a proposal will be going to the Board for consideration. Once the proposal is ready, the Board will meet to review and approve if it is appropriate. Pending Blue Work's proposal the Board would like to line the 2 stacks in D Bldg. servicing Unit #1107 as a beta test for potentially relining all of the drain lines in Buildings C & D. Charles Greene thanked the Board for their prompt attention to this matter.

On another subject, President Merrill asked for an update on the water issue reported by the owner of unit 1144 during our previous meeting. There was no information available at this time.

ADJOURNMENT

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

Brad Burnette moved to adjourn; Paul Greco seconded, and the meeting was adjourned at 3:43p.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

APPROVED