

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 26, 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
Brad Burnette, Vice President
David Montgomery, Director
James Thompson, Director *(via Zoom)*
Paul Greco, Director *(via Zoom)*

AMELIA ISLAND MANAGEMENT

Patrick Rowe, Account Manager
Jane Kalem, Executive Assistant
Chris Bartlett, Finance Director
Nick Lambiase, Jr., Director

GUESTS PRESENT

Dan Skinner, CSI *(via Zoom)*
Erin Dunham, Blue Works, Inc. *(via Zoom)*

OWNERS PRESENT

On file at Amelia Island Management

CALL TO ORDER

Notice of the meeting was emailed to the Board on February 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 9:00a.m.

APPROVAL OF BOARD MEETING MINUTES

Discussion ensued regarding the draft minutes from the February 1, 2021 Board of Director meeting.

Brad Burnette moved to approve the minutes from the February 1, 2021 Board of Directors meeting; David Montgomery seconded, and the motion passed unanimously.

FINANCIAL REPORT

Discussion ensued regarding the Beach Walker financials that were sent to the Board. Chris Bartlett reported there are a few items that will be adjusted on the monthly financials regarding variances.

OLD BUSINESS

Pool Renovation Project / Bathhouse / Maintenance

- 1) Pool lights – Dan Skinner reported on 2 site visits, could get the lights to turn on with a few not working, Capital T will be working on these. He bypassed the photocell and is beta testing a timer system. He will adjust the timer to reflect the correct times to turn on/off.
- 2) Dan will inform the Board as to where the pool circuit panels are located, and he explained that CSI could do a site map. The Board requested that CSI provide a site map for the pool area, along with a schematic drawing of the electrical circuits in that area.
- 3) There has been an electrical short tripping the breaker causing all the boardwalk lights to turn off. Dan will look into this and get a quick turnaround.
- 4) Bathhouse fixtures – Patrick Rowe reported that the company who made the fixtures said that cleaning with a marine grade stainless polish will help to prevent the surface rust.
- 5) A “no pets” sign has been installed at the pool entrance.
- 6) Metal railing at upper gazebo to deck stairs – The Board had previously voted to replace the wooden railing with metal rails. Patrick is to move forward to have the wooden railings replaced by handrails on both sides of the steps. The handrails should consist of single rails attached at the top and bottom without vertical pickets.

Fire Suppression System Update / False Alarms

Patrick Rowe reported that the D Bldg. has been completed and Bldg. C will be completed by the end of this week and all issues will be completed by that time. In the future the Board will consider switching to Wayne Automatic to take over the monitoring as well as the system/hardware work.

Balcony / Walkway Coating Projects

Dan Skinner reported that he is putting together a schedule for the balcony coating. The Board directed Dan to move forward with the next 5 balconies for units 1157, 1169, 1179, 1154 and 1174 in Bldg. C. He will reach out to Fields regarding honoring the initial price for the balcony work.

David Montgomery moved to have the balconies coated for units 1157, 1169, 1179, 1154 and 1174 in Bldg. C provided that the price for doing so is in line with the price that had been previously charged.; Brad Burnette seconded, and the motion passed unanimously.

Dan Skinner explained that he continues to work with ACON to get the walkways done, but due to inclement weather and ACON's schedule, this work hasn't happened yet.

Update on CSI Building Maintenance Review

Discussion ensued regarding the CSI report done in November 2020 and the Board expressed its displeasure at just receiving the report the day before this meeting. Dan Skinner explained that CSI performed a building envelope evaluation with the report sent out on November 25, 2020. Patrick explained that he will be sending out all reports and information to the Board each week or as he receives them and not when proposals/etc. come in. Dan explained the proposals from Fields for column repairs and spalls at the parking garages in C & D were just received. He asked Fields to separate the column repairs which need attention now from the spalls repairs which can be deferred. Dan said the he felt the column work would not cost more than \$10,000.

David Montgomery moved to hire Fields Contracting to make concrete repairs to the parking area support columns at units 1105, 1115, 1125, 1126, 1129, 1130, 1150, 1166, 1170, and 1174, at a price not to exceed \$10,000; Brad Burnette seconded, and the motion passed unanimously. The Board also expressed its desire to get the column work done before the spring rental season.

Dan stated that there are areas where there are some settling issues. These include the stairs leading up to units 1142 and 1143, at the landing slab at unit 1124, the south stairway at building A and the north stairway at building B.

David Montgomery moved to accept the Alpha Foundations proposal of \$13,922 to lift, level and stabilize the walkway at 1142-1143, the stairway at 1124, the south stairway at building A and the north stairway at building B; Paul Greco seconded, and the motion passed unanimously.

Dan will inform Fields and Alphas Foundations that the proposals were accepted and get a time frame for the work to be completed and will inform the Board of the dates.

Update on BlueWorks Projects (1107, 1144)

President Merrill asked about the work that Blue Works did on Bldgs. A & B a few years ago, if the camera work was done and if the dry vents were done at that time as well. Erin Dunham explained that she would check the archives and let the Board know for certain, but she thinks that the dry vents in all four buildings were checked at that time.

Erin reported that the relining work, this week at the drain stacks in the north portion of building D, which include unit 1107, has been going very well. The biggest problem was in the dry stack. Even after cleaning,

the dry vent was clogged with debris in the bottom two feet. The debris consisted of flaked-off cast iron. That portion of the dry vent had to be replaced.,. Discussion ensued regarding the timeline, the work required for the wet and dry stacks and access points in several units. Dan Skinner reported that access for one of the units with a mirror adhered to the wall is being determined. Patrick has informed this unit owner.

Update on D Building Elevator Floor Repair

Discussion ensued regarding the proposals for the elevator floor being too high. David Montgomery suggested getting an estimate from Classic Carpets to replace what is there

David Montgomery moved to replace the elevator floors in Bldg. C and Bldg. D with similar material that is currently there, not to exceed \$1200; Paul Greco seconded, and the motion passed unanimously.

Update on Trash Room Door Replacements

Patrick Rowe reported that the new trash room doors were expected by March 31.

Front Door Replacement on 1106, 1119, etc.

Discussion ensued regarding the paneled front door at 1106 which is a material change to the exterior appearance, and is prohibited by the condominium declarations. The Board determined that the owner must change out the door to a flat door. A letter will be sent to the owner to change the door with compliance within 60 days.

C & D Traffic Signage

Patrick is waiting on a full diagram and proposal from Fast Signs.

Status of Inspection and Repair of Trim Around Fixed Glass Plates (Beside Front Doors)

Patrick Rowe stated that he and Herb Hilderbrand with CSI inspected the units and most of these are owner responsibility. The Board will select a good carpenter that is able to do this work and inform the owners. Paul Greco suggested the name of one contractor and submitted to Patrick the specific contact information.

NEW BUSINESS

1182 Drain Replacement Proposal

In the conversation with Erin Dunham of Blue Works, President Merrill asked about one of the units currently being remodeled (unit 1182) and whether pipes should be replaced while the walls are open. Erin explained that while the walls are open, the utility laterals should be done now. David Montgomery asked if this work should be done if the entire stack will be relined. Erin stated that unless the pipe is falling apart and needs urgent attention, she recommended waiting until all the stacks are lined.

Oceanside Window Washing

The Board discussed an owner request that the Association hire window washers to clean the oceanside windows of each unit. The Board noted that a lift was required to reach some of the windows, and that the effects of cleaning were short-lived. The Board decided not to do this.

Entry Gate Proposal

The Board discussed entry gate locations and traffic flow in the parking lots. The Board requested that CSI provide its expertise in developing a plan for traffic and gates, and if it did not possess that expertise, it assist the Board in finding someone who did. Dan Skinner will have Herb Hilderbrand contact Paul Greco to discuss those issues.

Questions / Comments

Discussion ensued regarding updating the website. David Montgomery will see about getting a new person to maintain the website.

Patrick Rowe reported that Darlington has already begun the tree trimming and the Board will direct them as to which trees should be trimmed.

Discussion ensued regarding the status of Omni surveying in front of Beach Walker. The Board's legal counsel is still watching for this.

Paul Greco stated that the pool was closed and reported by an owner as partially drained of water. The pool maintenance company did not communicate this to AIM. It is unknown why the pool was closed. Paul questioned whether this was due to the pool maintenance company's use of solid chlorine donor versus the engineer's specified use of hypochlorite. Paul has contacted a vendor to change out the pool to hypochlorite and do the pool maintenance. The Board discussed the current contract versus a new pool vendor. Paul will have the new vendor price out what is currently being provided and report back to the Board. This requires AIM providing Paul with a specification for the current pool maintenance company's scope of work.

Paul Greco asked when owners complain to management with issues and how is it handled. Patrick explained this process, the turnaround time and responses to the owners.

Further discussion ensued regarding the Community Association Manager's (CAM) responsibilities to the Association.

The next Board meeting will be May 7, 2021 at 9:00a.m.

ADJOURNMENT

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

David Montgomery moved to adjourn; Brad Burnette seconded, and the meeting was adjourned at 11:30p.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk