

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 13, 2022

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

BOARD MEMBERS PRESENT

Taylor Merrill, President
Paul Greco, Vice President
David Montgomery, Sec/Treas. (*via ZOOM*)
James Thompson, Director

AMELIA ISLAND MANAGEMENT

Nick Lambiase, Jr., Director
Peter Mallory, CAM
Jane Kalem, Executive Assistant

GUESTS PRESENT

Erin Dunham, Blue Works (*via ZOOM*)
Dan Skinner, CSI
Jeff Sellers, CSI (*via ZOOM*)

OWNERS PRESENT

On file with AIM

CALL TO ORDER

Notice of the meeting was emailed to the Board and all owners on January 6, 2022, and posted on property that day, which is in accordance with the Documents of the Association. There were four (4) Board members present in the room and via ZOOM, which represented a quorum of the Board. President Merrill called the meeting to order at 9:00a.m. There were eleven owners in attendance at the meeting.

APPROVAL OF BOARD MEETING MINUTES

Discussion ensued regarding the draft minutes from the October 15, 2021 Board of Director Organizational meeting.

Jim Thompson moved to approve the draft minutes from the October 15, 2021 Board of Directors Organizational meeting; Paul Greco seconded, and the motion passed unanimously.

OLD BUSINESS

CSI Report

Blue Works Drain Lining

Dan Skinner reported that the north end of Bldg. D, stacks 1 through 3 are completed, the south end of Bldg. D, stacks 4, 5 and 6 are completed and stack 7 was completed Monday and drywall repairs in progress. Stack access has been made challenging by mirrors and other wall features. Currently Blue Works is in stack 8, which is the first stack in the north end of Bldg. C and should be wrapping up next week, about a day out on schedule but not enough to adjust the schedule. Fields will be closing the chase bottoms on Bldgs. C and D next week.

Dan also reported that Blue Works has repaired some plumbing fittings while going through with the camera and have revealed some of the sources of the leaks that have been happening.

Erin Dunham reported that she is in daily contact with Cody and Dan Skinner and stated that they will catch up to the schedule next week and that everything is going well.

Spall Repair Project

Dan Skinner reported that the project is substantially completed with punch list items in progress. In Bldg. D, there were 13 plumbing chase repairs, 5 column repairs and 2 pending column repairs. In Bldg. C, there were 25 plumbing chase repairs, 2 column repairs and the 2 pending column repairs.

Jeff Sellers (CSI) explained that the delay is due to getting an engineer to prepare a plan for shoring up the building before the column repairs can be completed. Coastal Engineering will need to advise CSI the amount of shoring necessary before column repairs begin, and this may take some time due to the busy schedules of this group here in Florida. Dan will keep the Board informed as he knows more. as Dan and Fields will continue to push for a firm date.

Discussion ensued regarding who will be doing what in this process. Jeff explained that once the shoring plan has been done, CSI will design the repair of the columns and the plan is to do all 4 columns at the same time.

Discussion ensued regarding any way to do non-destructive inspection of the columns to whether there is internal rebar corrosion that may be leading to spalling. The Board discussed maintenance spall repair versus a major spall repair. Jeff explained the differences and the repair requirements.

Jeff stated that a structural building inspection is now being required by many entities such as insurance companies and banks. Nick Lambiase added that there are now 5 questions on the estoppel questionnaire regarding building inspections that must be answered.

Discussion ensued regarding the letter from CSI explaining their analysis of the building and the history of improvements/repairs/etc. that have been done over the years. Jeff stated that the Beach Walker Board has stayed on top of any needed repairs throughout the years and this information will be forwarded to the Association's insurance broker.

An owner asked about how many columns have been identified and if this is affecting the resale of any Beach Walker properties. The Board has been informed that there are only 4 columns with major spalling and that there have not been any affects to the resale market at this time.

Paul Greco stated that the Board and CSI had inspected all the repaired columns and it was determined that Fields is doing excellent work on the spall repairs. Taylor Merrill stated that also through the years, the exterior of the buildings has been coated to protect the structures to prevent future spalling.

Balcony Coating Project

Dan Skinner reported he is waiting on a proposal from Fields to waterproof the next batch of balconies and will press them for the numbers.

Walkway Repairs

Dan Skinner stated that the walkway repairs being done by ACON are underway and they are addressing the areas where repairs have failed. This is work that is being done under warranty.

1192 1182 EFIS Repairs

Dan Skinner reported he met with Fields to get a proposal for this repair. The owner has been informed that the proposal will be in next week.

Slab and Stair Leveling Update

Dan Skinner reported that this project has been completed in several areas and Fields has done a really good job. In addition, Blanchard has been doing the detailed sealants along the stairs.

Insurance Update

Appraisal Update

Nick reported that the appraisal has been received and will be sent to the Board for their review.

Appraiser / CSI Communication Update

Discussion ensued regarding all the information that the insurance company is looking for in the CSI report. Dan will prepare an itemized list of all the work, maintenance, repairs, etc., to submit to the insurance carrier.

Building D Slip & Fall Update

Nick stated that there has not been anything further on this case. The insurance company was notified.

Entry Gate / Parking Discussion

Paul Greco stated that the Board should make some sort of decision on how to move forward with the A and B parking entry gate due to no funds available at this time. The Board determined that the gates for A and B should be done when the monies are available. The Board agreed to place a hold on additional architectural design required for C and D parking. The required architectural design work will be addressed at a later Board meeting.

Discussion ensued regarding signage, especially at A and B lots, the process for towing, and how to identify Beach Walker owners. Paul agreed to furnish input on additional signage locations and wording. Nick advised that the tow signs must be installed in a place that can be seen when entering the property and must state specific language per Florida law. Additional signage regarding “no beach access” will be installed so this and the towing signs will be a deterrent.

The Board will address having the parking lots restriped at a later time. In addition, discussion ensued regarding assigning the parking spots to specific units in the A&B parking lot. It was determined that this had been done in the past; however, it did not work very well.

Paul Greco moved to contact a towing company, get a sign for A and B lot and one for C and D lot to restrict non guest and advise of towing. Also, install a sign at A and B lot; Jim Thompson seconded, and the motion passed unanimously.

Discussion ensued regarding non-Beach Walker / Omni guests using Beach Walker parking lots. The inability to identify Beach Walker owners (and guests of owners) versus non-Beach Walker/Omni guests is specifically tied to Security assigning non-specific parking passes and how to address this.

President Taylor advised that there is a sign at 1123 that needs to be reset. Peter Mallory (AIM) will take care of this.

The Board advised the owners that they should contact Security if they see anything on the Beachwalker premises that is not acceptable, especially in the pool area.

President Taylor stated that the posts that was installed at the cart path at the north end of the parking lot are still too wide. Nick stated that Darlington installed the posts, but he will direct them to put a 2x4 on the inside of the two posts to help eliminate the problem. Paul Greco will forward a drawing to AIM that shows additional cross slats that are also needed. These revisions will be the easiest remedy.

Fire Suppression System Update / False Alarms

President Merrill stated that the budget is \$15,000 over in fire system maintenance. Discussion ensued regarding this given all the system upgrades that have been done in recent years and the fact that this

line item seems to always be over. Jim Thompson asked Peter Mallory (or his assignee) to look into the past three to five years to see how budget costs versus actual costs compared for this line item.

Update on C & D Building Elevator Floor Repair

Nick reported that C and D elevator floor repairs are scheduled for January 21st for the repair. AIM will notify the owners several days in advance that the elevator floors are being repaired and the elevator will not be operable for about a day.

Darlington Maintenance

Discussion ensued regarding the Darlington contract regarding plantings and general maintenance items. Paul explained that Darlington landscape workers did not seem to know the budget for Beach Walker. Nick and Peter both stated that Darlington prepared a spreadsheet for the landscape budget, and it was incorporated into the annual Beach Walker budget and the contract with Darlington. Discussion ensued regarding what was general landscape maintenance and what was budgeted for flower replacement. AIM will send the Darlington contract to the Board.

President Taylor addressed the luggage carts. The Board determined that the carts should be substantial. Peter will send types and pricing to the Board for their decision.

President Taylor asked about the checks from the owners who had water leaks and the Association paid the Service Master charges. Peter reported that the check from one owner was received but not the other. Peter will contact this owner about payment.

President Merrill asked about a renovation in unit 1132 but no one has been allowed to enter the unit without the owner being onsite. The board was frustrated by the owner's refusal to allow entry by the President, since Florida law allows entry to the association at reasonable times for the protection of the common elements. David Montgomery suggested that the next time this happens, security should be called to shut down work until an inspection is made. Discussion ensued regarding the recourse for the Board, such as going through the fine process or calling the County to determine if a permit was pulled for the work being done.

The Board was advised that a permit was pulled for windows and doors only which was completed on November 21st and no other permits have been pulled.

FINANCIAL REPORT

Year End vs. Budget

The Board reviewed the financials through the end of November.

- Positive cash flow at end of the month
- \$59K spent out of Board Fund to cover expenses for the year
- \$25 NSF charge to Association which is recovered from the Owner

The Board asked who oversees when the budget is over. Nick will send a general ledger to the Board. The Board reviewed several line items.

NEW BUSINESS

CAM Replacement

President Merrill stated that the Board has been discussing with Nick Lambiase about filling the CAM position. The Board has been talking with Andrea Grossman (AG Impact Management) about hiring her as their CAM.

David Montgomery moved to hire Andrea Grossman (AG Impact Management) as the CAM for Beach Walker; Jim Thompson seconded.

Discussion ensued regarding the transition process if Andrea is hired as the CAM.

The motion passed unanimously effective February 1, 2022.

Nick will revise the AIM contract and send to the President Merrill for signing.

QUESTIONS / COMMENTS

Lisa Griffin asked about the pipe lining for A and B – asked about the notice to owners when the water is shut off. Several weeks before work is started communication will go to the owners informing them of the work schedules.

ADJOURNMENT

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

Jim Thompson moved to adjourn; Paul Greco seconded the motion, and the meeting was adjourned at 11:17a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

APPROVED