

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

AMELIA ISLAND MANAGEMENT

Jane Kalem, Executive Assistant

COMMUNITY ASSOCIATION MGR

Andrea Grossman, Impact Management

GUESTS PRESENT

Dan Skinner, CSI

OWNERS PRESENT

On file with AIM

CALL TO ORDER

Notice of the meeting was emailed to the Board and all owners on April 5, 2022, and posted on property that day, which is in accordance with the Documents of the Association. There were three (3) Board members present in the room and via ZOOM, which represented a quorum of the Board. President Merrill called the meeting to order at 9:02a.m. There were owners five (5) in attendance at the meeting.

APPROVAL OF BOARD MEETING MINUTES

Discussion ensued regarding the draft minutes from the January 13, 2022, Board of Directors meeting.

Paul Greco moved to approve the draft minutes from the January 13, 2022, Board of Directors meeting; David Montgomery seconded, and the motion passed unanimously.

OLD BUSINESS

CSI Report

Blue Works Drain Lining

Dan Skinner reported all the Blue Works pipe lining project. All of the vertical stacks in Buildings C and D are completed. Currently working on the undergrounds at D Building with the north side completed and anticipate the south side being completed within a few days. After that, they will transition over to Building C north side and the undergrounds (units 1141 through 1160). The water will be shut off to the C Building from April 18 through April 22, 9:00a.m. to 5:00p.m. each day. Following that work, they will move over to Building C south side on May 2 through May 6 and water shut off during those days from 9:00a.m. to 5:00p.m. Building C should be completed by May 18. A schedule for Buildings A and B will be coming soon with the work to begin the week of May 16 and starting on Building A.

Dan reported that he reached out to the drywall contractor regarding replacing the drywall in three (3) of the units but have not heard back regarding when this work will be completed. He is trying to find another vendor and is scheduling specific times with the vendor so the owner can be informed.

Andrea Grossman has sent out communication to the owners to all the owners regarding this work schedule and then the week before as a reminder. Discussion ensued regarding notifying the rental companies as well as the owners which is also done. The Board discussed how to get the owners to notify Andrea when they are having plumbing work done in their unit when the water needs to shut off so the affected unit owners can have ample notice. Andrea stated that usually the plumber doing the work will notify her so communication can be sent to the owners.

Spall Repair Project

Dan Skinner reported that the bulk of these projects are completed. Still working through several locations waiting on the post-shoring engineering and trying to get a vendor to take care of this work.

President Merrill stated that the Board discussed this work during their walk around inspection.

Balcony Coating Project

Dan Skinner reported that several of these balcony water-proofing projects have been done with two more rounds of four or five groups to be done. At this time, they are waiting on Fields Contracting to provide the costs for the Board's approval. The specific condos in need of work are;

- 1106
- 1107
- 1117
- 1126
- 1130
- 1133
- 1134
- 1135
- 1137

Walkway Repairs

Dan Skinner stated that the walkway repairs have been completed by ACON. He is waiting to get Blanchard to give a date that the waterproofing work will be scheduled. All the concrete has been done and the top-coating needs to be done soon.

Insurance Update

Appraisal Update / Appraiser / CSI Communication Update

President Merrill stated that Dean Friloux, the insurance broker, sent an email stating that he has sent the appraisal to the insurance carrier. David Montgomery explained that Mr. Friloux sent the CSI report on the building EFIS to the carrier, and he is communicating with them, moving towards getting quotes for the insurance earlier than usual.

Fire Suppression System Update / False Alarms

Paul Greco stated that, with the new system there have been fewer alarms than what there were in the past. He asked Andrea to try to get a "findings" report concerning the false alarm that occurred in February 2022, and let the Board know what the report says.

Update on Elevator Floor Repairs

Andrea Grossman stated that she talked with Classic Carpets, and they will be out today to address the shifting in the flooring. There is a particular cleaner that is to be used and not sure that this is happening and also Classic Carpets need to install a wider threshold. Andrea will talk to Darlington about using the right cleaner and no wet mopping.

The Board reported that CSI is looking into the leak in Brad Burnette's unit and will let everyone know what they can find out.

FINANCIAL REPORT

Chris Bartlett reviewed the preliminary financials through March 2022 –

- \$66,000 operating in the lockbox and Board Fund,
- \$550,000 in Reserves,

- \$150,000 in Insurance Fund,
- Fire system repairs resulting from an inspection done in July of 2021 (Discussion ensued regarding when the invoice was received, when the work was actually done and just being billed in March of 2022),
- The electric bill was over budget last month and Andrea will look into this with the utility company. The billed usage was much higher than usual.

President Merrill asked about the insurance item that was under budget and how it affects the bottom line.

Discussion ensued regarding how the funds get transferred into the Board fund each month. The Board directed Chris to reclassify a \$10K building repair project to the Board fund.

David Montgomery asked about Reserve Studies and if other Associations hire specific Reserve Study advisors. Chris Bartlett explained that most large communities are doing this, that it is worth the money. Andrea will get a sample Reserve Study and share it with the Board for their future reference.

Discussion ensued regarding the payouts to BlueWorks and what is left to be billed and the contingencies. Andrea stated that it was her understanding that a double payment was made to BlueWorks last year. Chris and Andrea will look into this with BlueWorks.

Chris Bartlett explained that the reason there is a credit in the accounts payable is because there wasn't enough cash to pay all the invoices at the end of the month and we didn't want to have any outstanding payables at the end of the month due to going from the old payable system to the new system, so they were backed out which shows as a negative on the preliminary financial report. These payables will be reflected in the March 2022 final financials.

COMMUNITY ASSOCIATION MANAGER REPORT

No formal report was given due to Andrea Grossman recently coming on board.

NEW BUSINESS

Discussion about Inspecting Beachfront Windows

President Merrill advised that it is time to get CSI to check/re-caulk the windows and hire a lift. Andrea will have CSI give a proposal for this project.

Discussion about Mortgage Information Requirements

Discussion ensued regarding condo sales at Beach Walker, estoppels, specific financial institutions that are asking for information, inspections, the questionnaires, the costs. Chad Brockman answered these questions for the Board.

Discussion about Water Leaks/Repairs

President Merrill stated that it's time to think about addressing the copper water mains, is there alternative materials and having a professional come talk to the Board about this. Andrea will talk with Dan Skinner about who might be able to give us input.

QUESTIONS / COMMENTS

Chris Bartlett reported back to the Board that BlueWorks had been paid a double payment, but one payment was the deposit and the other was for the first application, with both payments being for the same amount. These payments were paid out of the Reserves.

The next Board meeting will be July 15, 2022, at 9:00a.m.

ADJOURNMENT

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

David Montgomery moved to adjourn; Paul Greco seconded the motion, and the meeting was adjourned at 10:25 a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk