

August 24, 2022

NOTICE
BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

Please be advised a meeting of the Board of Directors of Beach Walker Villas Association, Inc. will be held:

FRIDAY SEPTEMBER 9, 2022 --- 9:00 A.M.
AMELIA ISLAND MANAGEMENT CONFERENCE ROOM
& VIA ZOOM TELECONFERENCE
5440 FIRST COAST HIGHWAY
AMELIA ISLAND, FLORIDA

**A SPECIAL ASSESSMENT WILL BE CONSIDERED AND VOTED ON BY THE
BOARD OF DIRECTORS AT THIS MEETING**

[Join Zoom Meeting](#)

<https://us02web.zoom.us/j/89051381237>

Meeting ID: 890 5138 1237

One tap mobile

+16465588656,,89051381237# US (New York) 16469313860,,89051381237# US

The agenda is as follows:

- I. Call to Order
- II. Approval of Board Meeting Minutes – July 15, 2022
- III. Approval of New Board Member
- IV. Old Business
 - A. CSI Report
 1. Blue Works Pipe Lining
 2. Balcony Repairs
 3. Spall Repair
 4. Walkway Repairs
 5. 1161/1165 Repairs
 - B. Insurance Update/Appraisal Update
 - C. Fire Alarm System Update
- V. New Business
 - A. A Motion to Approve a Special Assessment in the amount of \$600,000 to fund the increase in insurance costs. This assessment will be due October 1, 2022. See attached spreadsheet for the special assessment amount per unit.
 - B. Discussion about Florida Senate Bill 4D
- VI. Financial Report
 - A. 2023 Budget Review
 - B. Current Financial Status
- VII. Property Manager Report
- VIII. Questions/Comments
- IX. Adjournment

Respectfully submitted,



Registered Agent

NL/jk

NOTE: A property walk about will take place on Thursday, September 8, 2022 @ 4:00 PM beginning at D Bldg parking level elevator area.

BEACH WALKER VILLAS ASSOCIATION, INC.
INSURANCE SPECIAL ASSESSMENT

ASSESSMENT TOTAL \$ 600,000.00

Unit#	% Common Expense	Special Assessment	Unit#	% Common Expense	Special Assessment
1101	0.75	\$ 4,500.00	1149	1.11	\$ 6,660.00
1102	0.74	\$ 4,440.00	1150	1.11	\$ 6,660.00
1103	0.74	\$ 4,440.00	1151	1.13	\$ 6,780.00
1104	0.74	\$ 4,440.00	1152	1.13	\$ 6,780.00
1105	1.09	\$ 6,540.00	1153	1.17	\$ 7,020.00
1106	1.11	\$ 6,660.00	1154	1.03	\$ 6,180.00
1107	1.08	\$ 6,480.00	1155	1.15	\$ 6,900.00
1108	1.08	\$ 6,480.00	1156	1.01	\$ 6,060.00
1109	1.08	\$ 6,480.00	1157	1.13	\$ 6,780.00
1110	1.09	\$ 6,540.00	1158	1.01	\$ 6,060.00
1111	1.09	\$ 6,540.00	1159	1.16	\$ 6,960.00
1112	1.11	\$ 6,660.00	1160	1.02	\$ 6,120.00
1113	1.17	\$ 7,020.00	1161	0.72	\$ 4,320.00
1114	1.01	\$ 6,060.00	1162	0.69	\$ 4,140.00
1115	1.15	\$ 6,900.00	1163	0.69	\$ 4,140.00
1116	0.99	\$ 5,940.00	1164	0.72	\$ 4,320.00
1117	1.13	\$ 6,780.00	1165	1.08	\$ 6,480.00
1118	0.99	\$ 5,940.00	1166	0.97	\$ 5,820.00
1119	1.17	\$ 7,020.00	1167	1.04	\$ 6,240.00
1120	1.02	\$ 6,120.00	1168	0.94	\$ 5,640.00
1121	0.76	\$ 4,560.00	1169	1.03	\$ 6,180.00
1122	0.74	\$ 4,440.00	1170	0.96	\$ 5,760.00
1123	0.74	\$ 4,440.00	1171	1.02	\$ 6,120.00
1124	0.75	\$ 4,500.00	1172	0.96	\$ 5,760.00
1125	1.13	\$ 6,780.00	1173	1.08	\$ 6,480.00
1126	1.13	\$ 6,780.00	1174	0.99	\$ 5,940.00
1127	1.11	\$ 6,660.00	1175	1.03	\$ 6,180.00
1128	1.09	\$ 6,540.00	1176	0.97	\$ 5,820.00
1129	1.11	\$ 6,660.00	1177	1.03	\$ 6,180.00
1130	1.11	\$ 6,660.00	1178	0.94	\$ 5,640.00
1131	1.13	\$ 6,780.00	1179	1.03	\$ 6,180.00
1132	1.11	\$ 6,660.00	1180	0.96	\$ 5,760.00
1133	1.17	\$ 7,020.00	1181	1.08	\$ 6,480.00
1134	1.03	\$ 6,180.00	1182	1.37	\$ 8,220.00
1135	1.15	\$ 6,900.00	1183	1.06	\$ 6,360.00
1136	1.01	\$ 6,060.00	1184	1.35	\$ 8,100.00
1137	1.15	\$ 6,900.00	1185	1.06	\$ 6,360.00
1138	1.01	\$ 6,060.00	1186	1.35	\$ 8,100.00
1139	1.17	\$ 7,020.00	1187	1.09	\$ 6,540.00
1140	1.03	\$ 6,180.00	1188	1.38	\$ 8,280.00
1141	0.75	\$ 4,500.00	1189	1.09	\$ 6,540.00
1142	0.74	\$ 4,440.00	1190	1.37	\$ 8,220.00
1143	0.74	\$ 4,440.00	1191	1.08	\$ 6,480.00
1144	0.75	\$ 4,500.00	1192	1.37	\$ 8,220.00
1145	1.13	\$ 6,780.00	1193	1.08	\$ 6,480.00
1146	1.13	\$ 6,780.00	1194	1.37	\$ 8,220.00
1147	1.11	\$ 6,660.00	1195	1.1	\$ 6,600.00
1148	1.09	\$ 6,540.00	1196	1.39	\$ 8,340.00