

**BEACH WALKER VILLAS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**FEBRUARY 1, 2023**

A Board of Directors 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.

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**BOARD MEMBERS PRESENT**

Taylor Merrill, President *(via Zoom)*  
Paul Greco, Vice-President *(via Zoom)*  
David Montgomery, Sec/Treas. *(via Zoom)*  
Mike Youngblood, Director *(via Zoom)*

**BOARD MEMBERS ABSENT**

N/A

**OWNERS PRESENT**

On file with AIM

**CALL TO ORDER**

Notice of the meeting was emailed to the Board on January 30, 2023, and posted on property that day, which is in accordance with the Documents of the Association. There were four (4) Board members present via ZOOM, which represented a quorum of the Board. President Merrill called the meeting to order at 2:02p.m.

**DISCUSSION REGARDING COLUMN REPAIRS**

Jeff Sellers with CSI reported on the repairs on columns in C and D Buildings. Jeff Sellers informed the Board that the column under D building had a spalled area near the top of the column that made it impossible to attach the shoring in the parking garage as had been planned. The shoring would have to be put in place at the first-floor level, which would necessitate the removal of a portion of the drywall in units 1103 and 1104. The shoring could then be attached to the column inside these two units, and the column could then be repaired.

The Board asked if there were any feasible alternatives to this disruptive process. Sellers said there were none, that this was the only feasible means to accomplish this needed repair. The Board asked what the time frame for completion of the repair was. Sellers estimated four to six weeks for the complete repair, including replacement of the drywall.

The Board agreed to move ahead with the new plan presented by Jeff and the CSI team to continue repairs to the two columns that have been underway for the past two years. Andrea Grossman will contact the owners being affected and inform them of the necessary work to be done in their unit.

Further discussion ensued regarding other locations of new spalling in the columns in the parking garages.

**ADJOURNMENT**

**There being no further business, President Merrill called for the meeting to adjourn at 3:16p.m.**

Respectfully submitted,

*Taylor Merrill*

Taylor Merrill, President

TM/jk

**AMELIA ISLAND MANAGEMENT**

Nick Lambiase, Jr., Director  
Jane Kalem, Executive Assistant

**COMMUNITY ASSOCIATION MGR**

Andrea Grossman, CAM, Impact Mgmt.

**GUEST PRESENT**

Jeff Sellers, CSI  
Jason Hambrecht, CSI  
Dan Skinner, CSI