

**BEACH WALKER VILLAS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
FEBRUARY 10, 2023**

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.  
Mike Youngblood, Director

**BOARD MEMBERS ABSENT**

N/A

**OWNERS PRESENT**

On file with AIM

**CALL TO ORDER**

Notice of the meeting was emailed to the Board and all owners on February 8, 2023, 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 sixteen (16) owners in attendance at the meeting.

**APPROVAL OF BOARD MEETING MINUTES**

Discussion ensued regarding the draft minutes from the February 1, 2023 Board of Directors meeting.

**David Montgomery moved to approve the draft minutes from the November 11, 2022 Organizational Board of Directors meeting; Paul Greco seconded, and the motion passed unanimously.**

**Paul Greco moved to approve the draft minutes from the February 1, 2023 Board of Directors meeting; Mike Youngblood seconded, and the motion passed unanimously.**

**OLD BUSINESS**

**CSI Report**

**Spall Repairs**

*(This item was discussed on the previous day with CSI and Andrea.)*

**Balcony Repairs**

*(This item was discussed on the previous day with CSI and Andrea.)*

**Walkway Repairs**

*(This item was discussed on the previous day with CSI and Andrea.)*

**A & B Building Window Sealing Project Update**

Andrea stated that the window sealing project and the painting has been completed and was a very good job.

### A & B Privacy Wall Foundation Repair Update

Andrea stated that there is a proposal for \$7,672 for the two areas. Discussion ensued regarding getting a quote for all three that includes an area on the west side of the D building near a stairwell where there is sinking present.

**Mike Youngblood moved to get a quote for all three areas not to exceed \$15,000; David Montgomery seconded, and the motion passed unanimously.**

Discussion ensued regarding Dan Skinner's suggestion to extend the gutter. The Board determined that this should be taken care of at that time.

### Insurance Update / Appraisal Update

Nick Lambiase reported that the insurance market is not getting any better, that an insurance appraisal done by Mark Smith in December, another one was done by Sedgwick and when that update is received, compare it to the Mark Smith appraisal. Discussion ensued regarding the issues with the property coverage and the lack of carriers.

### Fire Alarm System Update

Andrea Grossman stated that the north side D Bldg. alarm was replaced. She further reported that the Nassau County yearly fire inspection was performed on the dry system. She did approve the \$1800 for the leak and that has been done. The fire alarm did sound last week due to a power outage in C Bldg. Wayne Automatic will give a quote for both buildings but will do in phases.

### Swimming Pool Maintenance Discussion

Paul Greco stated that the filters are never getting cleaned due to pressures and need to be looked at by a professional. This work must be done by the installer and Andrea will try to find a vendor to help with this. Further discussion ensued regarding how often the pool is backwashed and this is not known since the maintenance vendor doesn't keep a log of this function.

### Downspout Repairs

*(This item was discussed on the previous day and Andrea will follow up with Dan Skinner.)*

### NEW BUSINESS

#### Water Supply Line Replacement Discussion

The Board reviewed the quotes that were received. The \$77,000 quote is a total for all valves and water lines. Andrea will arrange a call and Zoom meeting with the vendor and the Board to better understand this project. Time frames and schedules were discussed and possibly doing just the valves at this time and the piping at a later time.

#### Waste Management Truck Damage

Andrea explained that it has been very difficult to discuss this issue with the Waste Management. Paul will draft a letter to them, have Taylor sign it and Andrea will send to Waste Management. Going forward, Andrea will arrange for every day pick up beginning Memorial Day through Labor Day.

#### EIFS Bubble Concerns

Discussion ensued regarding these areas, Dan Skinner and Andrea are aware of where these areas and are working toward making these repairs.

#### Preferred Contractor Update

Discussion ensued regarding preferred contractors that the owners can use. The Board determined that a preferred vendor list will be drafted that will affect the common elements and will be sent to all the owners

on a quarterly basis. It was suggested that the correspondence appear different than most with a logo or color. The preferred vendors list is as follows: windows, plumbers, painters, electricians, handymen, contractors for kitchen and bath remodels and any others that could affect the common elements. Once the list is drafted and reviewed by Dan Skinner, Taylor will draft a letter to be sent with the list to all owners.

### **ARB Process**

The Board discussed the ARB process and the deposits and determined that any charges for damages, CSI inspections and specification reviews, etc., are to come out of the deposits.

### **FINANCIAL REPORT**

#### **Current Financial Status**

Nick Lambiase reviewed the preliminary end of year financials through December 31, 2022 –

- \$22,330.68 in lockbox checking,
- \$468,433.32 in insurance fund,
- \$97,639.71 in the Board fund,
- Debt on the line of credit was \$
- Capital Reserves is \$368,974.57

There were a few questions regarding the financial reports. Paul Greco reported that the previous high electric bill was due to some issues during the BlueWorks plumbing project.

#### **Special Assessment Update**

Nick reported there are two (2) owners that still owe on the special assessment and have entered the collection process. Nick explained the process.

### **COMMUNITY ASSOCIATION MANAGER REPORT**

Andrea Grossman reported that most items in her report were already discussed.

The Board reviewed the landscape contract and budget and what specifics are to be done by Martex (no mulch, new shrubs), \$20,000 allotted for vista/tree trimming, \$6,000 other landscape maintenance. Any work on the dunes is to be approved by the ARB. The berms by the beach can be maintained and does not need ARB approval.

**David Montgomery moved to instruct Darlington to not do mulch, new shrubs and to do the vista/tree trimming and no seasonal plantings at this time; Mike Youngblood seconded, and the motion passed unanimously.**

Discussion ensued regarding the request from Unit 1124 for a chair lift. President Merrill stated that at this time he is getting recommendations and requirements from the attorney and an engineer for a chair lift. It was recommended that Andrea have the Fire Marshal weigh in. CSI will give recommendations and the Board will wait for additional information before making a decision.

### **QUESTIONS / COMMENTS**

The Board thanked Andrea for arranging the recent Zoom meeting.

Paul Greco stated that access to the A & B parking area from unauthorized people continues and he requested that a sign be posted at the foot of the bridge that reads “Private parking and beach access Beach Walker Villa owners and guests only. Violators will be reported to Security.” which is the same at C & D parking. This new sign may need ARB approval.

The next Board meeting will be May 5<sup>th</sup> at 9:00a.m.

**ADJOURNMENT**

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

**Paul Greco moved to adjourn; Mike Youngblood seconded the motion, and the meeting was adjourned at 10:52a.m.**

Respectfully submitted,

*Taylor Merrill*

Taylor Merrill, President

TM/jk

APPROVED