

January 3, 2024

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

Dear Beach Walker Owner:

In accordance with the Association's Declaration of Condominium and Bylaws, please be advised Board of Directors Meeting of Beach Walker Villas Association, Inc. will be held via Zoom:

**FRIDAY, JANUARY 5, 2024
9:00A.M.**

**AMELIA ISLAND MANAGEMENT CONFERENCE ROOM
5440 FIRST COAST HWY.
FERNANDINA BEACH, FLORIDA**

Join Zoom Meeting

<https://us02web.zoom.us/j/81332345601>

Meeting ID: 813 3234 5601

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AGENDA

- I. Determination of Quorum, Call to Order
 - a. Approval of Minutes - November 11, 2023 Board of Directors Meeting
- II. Insurance Review
- III. Financial Report
 - a. Review of Current Financial Report
 - b. Discussion about Capital Reserve Study
 - c. Discussion about Construction Deposit Account
- IV. Old Business
 - a. CSI Report
 - 1. Spall Repair Update
 - 2. Balcony Repairs
 - 3. Walkway Repairs
 - 4. Fire Sprinkler System Update
 - 5. CSI's Garage Inspection Report
 - 6. Roof area estimation (Sq Ft)
 - 7. Fresh Water Insulation
 - b. Landscape Discussion/Strategic Plan
 - c. False Fire Alarm Update
 - d. Association access to units and storage closets
- V. Association Manager's Report
- VI. New Business
 - a. Discussion about Updating Construction Deposit Requirements
 - b. Removal of Building C & D Designated Parking Signs in Parking Lot
- VII. Questions/Answers

A property walkabout will be conducted at 4:00 pm Thursday, January 4, 2024, beginning at the Building D ground floor elevator lobby.