

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 5, 2024

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 (*via Zoom*)
David Montgomery, Sec/Treasurer
Mike Youngblood, Director (*via Zoom*)
John Sprik, Director

OWNERS PRESENT

(*On file with AIM*)

AMELIA ISLAND MANAGEMENT

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

COMMUNITY ASSOCIATION MGR

Matt Nachbauer, CSI CAM

GUEST PRESENT

Dan Skinner, CSI
Chris Turner, CSI

CALL TO ORDER

Notice of the meeting was emailed to the Board and all owners on January 3, 2024, posted on property that day, which is in accordance with the Documents of the Association. All five (5) Board members were present in the room or via Zoom, which represented a quorum of the Board. President Merrill called the meeting to order at 9:01a.m.

APPROVAL OF BOARD MEETING MINUTES

Discussion ensued regarding the draft minutes from the November 11, 2023, Board of Directors meeting.

David Montgomery moved to approve the draft minutes from the November 11, 2023, Board of Directors meeting; John Sprik seconded, and the motion passed unanimously.

INSURANCE REVIEW

President Merrill stated that there has not been any further information about the insurance market.

FINANCIAL REPORT

Review of Current Financial Report

Chris Bartlett reported on the November financials –

- Just under \$400,000 in Operating cash with \$317,000 of that in the Operating Fund,
- \$83,000 in lockbox checking,
- About \$25,000 in payables at the end of the month with \$5,000 of that was Capital Reserve payables,
- \$316,711 in the Insurance fund,
- \$303,444 in Capital Reserves,
- Under in every category.

Chris stated that the Association is in very good financial shape year to date.

President Merrill asked what happens to the Board fund at the end of the year. Chris explained that these funds will stay in the Board fund until used.

Discussion about Capital Reserve Study

The results of the Capital Reserve Study have been received and are being studied. It was suggested that at the next meeting the engineer that completed the study attend our meeting to answer questions.

Discussion about Construction Deposit Account

Discussion ensued regarding 3 units currently under construction – 1183 does not have a construction deposit. 1131 and 1124 have submitted deposits. Matt Nachbauer reported that he has talked with the owner of 1183 and

the contractor regarding the construction deposit. The Board discussed having the work being done on 1183 to discontinue until the deposit is paid and directed Matt to oversee this.

The Board further discussed changing the construction requirement rules, increasing the construction deposit to \$5000, having a 14-day noticed meeting in order to make the changes and requiring CSI inspections. David Montgomery recommended sending the proposed rule changes with the 14-day meeting notice to inform the owners. He will draft a proposed rule for the Board to consider. The Board further discussed enforcement and penalties. Once the rules changes are made, the Board will consider how to inform the owners such as including in the welcome packet.

OLD BUSINESS

CSI Report

Spall Repair Update – Dan Skinner reported that bids to repair the 81 columns in the garages are in. Chris Turner stated that the contractors have bid on the same project specifications and reviewed the bids and all that they cover. The contractors include Complete Property Services, Fields General Contracting, Florida Certified Contractors, and Sunbelt Restorations. The Board discussed waiting to have Vertex do a modeling study and then send a report to the Board before making any decisions on this column work. Also, it was recommended that a core sample be done on one or two columns. This work will be paid for out of exterior building reserves.

David Montgomery moved to approve Vertex doing the two phases of modeling of the building structure at \$55,300; Paul Greco seconded, and the motion passed unanimously.

Chris Turner stated that Fields will prepare a discounted bid to do a core sample on one single column and will be able to begin in a week. The Board decided to have the core sampling done as soon as possible. CSI will re-inspect to determine which column to use for the sample and not have to go up into a unit. This work will be paid for out of exterior building reserves.

David Montgomery moved to hire Fields to demo and do a core sample on a single or double column at a cost not to exceed \$31,000; Paul Greco seconded, and the motion passed unanimously.

Balcony Repairs – Dan Skinner stated that all the balcony repairs have been completed. Unit 1150 was warranty work and Fields is currently working on this unit. He will revise the ongoing list and forward it to the Board on the units that have been monitored. Unit 1135 repair yielded a spall that transitions underneath the glass sliding door. Fields is getting with the vendor to shore up the balcony in order to make this spall repair and Dan will keep the Board informed of this repair.

Paul Greco stated that the balcony in unit 1192 in A Building on the east-facing side needs repair and suggested that CSI look at the balconies in A & B buildings.

Walkway Repairs – Dan reported repairs are in motion in Bldg. D and about 70% complete with the waterproofing to follow. The owners will be notified when these walkways are being repaired. Discussion ensued regarding Fields building a bridge to make sure no one walks on the walkways when fresh material is applied.

Fire Sprinkler System Update – This contract with Vertex is to be signed by Taylor Merrill for this work to begin with a 4 to 6 week turn-around.

CSI's Garage Inspection Report – Chris Turner reported that there are garage columns inside the storage closets that need to be inspected and they will narrow down which storage closets are yet to be inspected.

Roof Area Estimation (Sq Ft) – this information should be in the Reserve Study but will be clarified and the Board informed.

Fresh Water insulation – *(This item was discussed during Thursday's walkabout.)*

The Board thanked Chris Turner and Dan Skinner for all their help with Beach Walker projects.

Landscape Discussion / Strategic Plan

Paul Greco stated that he spoke with someone about doing the landscape strategic plan and will be meeting soon.

False Fire Alarm Update

Matt reported that he met with Wayne Automatic tech who will be doing a bi-annual inspection next week and will walk Matt through the system and with the goal of having a list of instructions on how to reset the alarms and this list will be posted in the closets. Some of the Board members will also be involved with this instruction.

Association Access to Units / Storage Closets

(This was discussed during CSI's report.)

ASSOCIATION MANAGER'S REPORT

Matt Nachbauer reported that -

- an email was sent to the owners regarding the walkway repairs being done in the next few weeks,
- water leaking in the pool paks, \$260 to remove the water caused by the leak,
- Golf cart parked on property – no identification, abandoned, will send email to owners to claim or will be removed – will look into moving the cart charging station to another area,
- Asked for permission to return construction deposits on several units. The Board agreed.
- Gazebo roofs – Darlington proposed \$15,000 to replace the 2 roofs.

David Montgomery moved to have Darlington replace 2 gazebo roofs at a cost of \$7500 each; John Sprik seconded, and the motion passed unanimously.

An owner asked about tree trimming that had been missed at D Building. Matt will meet with the arborist about this project. Discussion ensued regarding tree trimming on the westside building.

NEW BUSINESS

Discussion About Updating Construction Deposit Requirements

(This item was discussed earlier in the meeting.)

Removal of Building C & D Designated Parking Signs in Parking Lot

President Merrill stated that due to limited parking spaces, an owner that has claimed a particular space with a sign and according to the documents, the parking spaces are not owned by the owners. David Montgomery explained that the documents, from the beginning of the condo sales gives exclusive use of the upper units in Building C and D for a parking space which is a limited common area, and this was carried into the revised documents. All other areas are common.

Several owners expressed their issues with this matter.

David Montgomery suggested that the Board get another legal opinion to confirm the Board's interpretation of this subject. It was agreed that David Montgomery will contact lawyer Josh Martin, who specializes in Florida condo law.

Todd Hamilton reported that the pool gate was not working. The Board reported that the gate has been repaired.

An owner asked about exterior window washing and whether the Association takes care of this. The Association does not take care of window washing and the owners can hire a vendor to take care of this for them. Matt will share vendor info with the owners but stated that the Association does not make recommendations for which vendor to use.

QUESTIONS / COMMENTS

The next Board meeting will be March 15, 2024, at 9:00a.m.

ADJOURNMENT

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

David Montgomery moved to adjourn; John Sprik seconded the motion, and the meeting was adjourned at 11:27 a.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk

APPROVED