

BEACH WALKER VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 15, 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
David Montgomery, Sec/Treasurer
Mike Youngblood, Director
John Sprik, Director

OWNERS PRESENT

(On file with AIM)

CALL TO ORDER

Notice of the meeting was emailed to the Board and all owners on February 29, 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 9:00a.m.

APPROVAL OF BOARD MEETING MINUTES

Discussion ensued regarding the draft minutes from the January 5, 2024, Board of Directors meeting.

John Sprik moved to approve the draft minutes from the January 5, 2024, Board of Directors meeting; Mike Youngblood 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

Nick Lambiase reported on the February financials –

- \$133K in the Board fund,
- \$8,000 in lockbox checking,
- \$531K in the Insurance fund,
- \$420K in Capital Reserves,

Nick stated that there were several expenses that came in at the same time that is throwing things off but no other invoices have come in so this will go down next month. Discussion ensued regarding two invoices for lighting and board repairs.

Discussion about Capital Reserve Study

Jared Kelly with Reserve Advisors gave a summary of the findings in the Capital Reserve Study and an explanation of the Reserve expenditures with a five-year outlook and the funding plan (*see attached Executive Summary*). Discussion ensued regarding how to fund the Capital Reserve fund.

OLD BUSINESS

CSI Report

Spall Repair Update – Dan Skinner reported that the single column repair that was completed revealed the rebar was in good condition. The concrete was back in place and will cure for 30 days and then the equipment will be removed. While the column was opened up, measurements of the rebar cage and size of the rebar were taken and shared with Vertex which they added to their modeling. Discussion ensued regarding what is the code for the building and Dan will find out and share that information with the Board.

Dan stated that during the balcony repair project Unit 1135 was found to have a concrete column spall and is waiting for permitting.

Balcony Repairs – Dan stated that this project has been completed and the balcony repair list has been revised with ten more balconies in severe condition. There are some that need to be looked at again due to the delamination of the waterproofing. The Board discussed proceeding with the next ten balconies and Dan will get a proposal from Fields and he also recommended inspecting the moderate-listed balconies with any potential repair work being done after the summer season. They will also inspect A and B buildings.

Walkway Repairs – Dan reported that there are some walkways and stairwells that need attention. Dan will check with Fields as to when these repairs can be done and the need to get the product allowances back up. Discussion ensued regarding C Building. Dan stated that a price of about \$75K was quoted for both C and D buildings but due to the concrete issue, that price was actually about \$100K for Building D. The Board recommended doing the more priority areas and then the other areas afterward.

David Montgomery moved to authorize Fields to repair the safety areas now at a cost not to exceed \$50K; Paul Greco seconded, and the motion passed unanimously.

Vertex Fire Sprinkler System Update – Matt Nachbauer reported that Vertex put a report together and he forwarded it to the Board. The updated report states that there are various different items that need to be replaced. The Board expressed their disappointment with the report that there were no other recommendations. Discussion ensued regarding the sprinklers, the pull boxes, the red tag items and how to begin to address the report. Matt will send the fire sprinkler report done in January to the Board for their review.

The Board decided to ask Vertex about the cost of creating a bid package. The bid package is necessary before any contractor could provide a cost to replace the system as outlined in their Vertex report that also encompasses the red tag items noted in the Wayne Automatic inspection report.

CSI's Garage Inspection Report –

Dan Skinner reported that they identified 17 additional column spalls when they inspected the storage closets. That report is being revised and he will send it to the Board as soon as it is ready. Discussion ensued regarding what possibly causes the spalls.

Vertex Building Structure Report –

(This item was discussed earlier in the meeting.)

Landscape Discussion / Strategic Plan

Paul Greco reported that he spoke with a vendor (Pittman Landscape Architects) that stated there are a lot of good plants/landscape on the property but also some that should have never been planted. The vendor proposed sketching out a site plan based on the needs like opportunities for car and golf cart parking, vehicular access control, paved walks, and patios to replace sod and other items. His costs will be on a phased approach but will need to start with a site survey. There were proposals for the survey work from three vendors that ranged from \$10,000 to \$20,000. The vendor understands he will need to work with the ARB.

Discussion ensued regarding other options for a site survey work. Rather than an independent surveyor vendor doing a survey, would any recent survey work by AIPCA or Omni be beneficial.

Paul Greco moved to engage Pittman Landscape Architectural to begin execution of their proposal dated February 13, 2024, subject to his review of the surveyor information received from three independent surveying firms; Mike Youngblood seconded, and the motion passed unanimously.

False Fire Alarm Update

Matt Nachbauer reported that he and Paul Greco worked with Wayne Automatic to create a protocol of how to address fire alarm issues. There was a \$4,000 expense/repair last in year due to a water leak but no fire alarms this year.

ASSOCIATION MANAGER'S REPORT

Matt Nachbauer reported that most of the items in his report were reviewed during the walkabout on the day before. Matt explained that he has had several requests for drywall to be replaced over the past few months. The Board discussed several scenarios that Matt presented and determined that typically leaks that affect other units are the responsibility of the owner who had the leak. Other scenarios were discussed when there was structural damage done and the Association was responsible. Matt stated that he has had 2 owner requests for reimbursement for drywall replacement caused by a leak that the Association was responsible for and took care of. The Board explained that the owners should have informed the Board before the drywall was replaced and that the drywall would have been taken care of by the Association at the time of the leak repair.

President Merrill asked about the status of the striping of the parking lot. Matt explained that Darlington was working with Duval Asphalt, but he will give them the go ahead to get this project completed.

President Merrill asked Matt to get a quote from Frank's for pool cleaning service. Paul asked about a pool multiport valve that was leaking and was the valve replaced by Franks within the past month because there was still leaking water. Matt will look into this.

NEW BUSINESS

IQ Fiber Discussion / Presentation

Earlene Kennon with IQ Fiber gave a brief presentation on the network, internet, equipment, and services being offered by IQ Fiber in the area. Discussion ensued and the Board will wait to review the contract which will include the scope of work and right of access form and decide at the next Board meeting in May.

Rule Discussion / Adoption About Designated Parking Signs in Parking Lots

The Board discussed the practicality of this proposed policy. Mike Youngblood stated that when owners who have a reserved parking space are not at the property, it goes unused and since these are common areas, this policy is not a good solution. He recommended holding on until there is a long-term plan in place with possibly more parking spaces. David Montgomery stated that he sees this as two situations; one is C and D with 2-bedroom units there and A and B has not had numbered unit parking spaces. C and D owners, either by rule of the Board or acquiescence, have parking spaces. It was thought that the Board did not have the power to designate but according to the attorney the Board does have the power to do this. He suggested that the C and D 2-bedroom units that have set-aside spaces be allowed to. The rule would be changed to be cut off at units 1161 to 1164. This would leave about 23 spaces.

David Montgomery moved to adopt the proposed rule for reserved parking spaces including units 1101-1104, 1121-1124, 1141-1144, 1161-1164; John Sprik seconded, and the motion passed with Mike Youngblood voting no.

The Board discussed putting up new parking signs at the Association's expense. Matt will get a quote from FastSigns and will use the same color and style that is similar to what has been used before.

The Board asked Dan Skinner to talk about what a building envelope study would look like for A and B Buildings at the next meeting and also the project waterproofing costs for C building that was done in the past.

QUESTIONS / COMMENTS

The next Board meeting will be May 3, 2024, at 9:00a.m.

ADJOURNMENT

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

President Merrill moved to adjourn; Paul Greco seconded the motion, and the meeting was adjourned at 12:08p.m.

Respectfully submitted,

Taylor Merrill

Taylor Merrill, President

TM/jk