

**NOTICE
BEACHWOOD VILLAS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

Dear Beachwood Villa Owner:

This letter serves as notice that the Beachwood Villas Association will hold a Board of Directors Meeting:

**THURSDAY, MARCH 9, 2023 AT 9:00 A.M.
AMELIA ISLAND MANAGEMENT CONFERENCE ROOM VIA ZOOM
5440 FIRST COAST HIGHWAY
AMELIA ISLAND, FLORIDA**

Join Zoom Meeting: <https://us02web.zoom.us/j/85177232903>

Meeting ID: 851 7723 2903

Dial by your location: +1 646 558 8656 US

Find your local number: <https://us02web.zoom.us/j/85177232903>

- I. Determination of Quorum, confirmation of meeting notice** – Andrea Grossman, CAM
- II. Call to order** – President Joel Marmelstein
- III. Approval of the November 17, 2022 Annual Board of Directors minutes** [Board Vote]
- IV. President’s Introductory Remarks**
 - a. Meeting dates
 - b. Form of notices
- V. Financial Report** – Marmelstein for Quam
 - a. P/L Balance sheet – December 31, 2022
 - b. Capital Reserve status
- VI. Reports**
 - A. Board** – Assigned Responsibilities
 - i. **Joel Marmelstein, President:** Large bid committee, plumbing (MR & TH), MR supervision, maintenance, roofs, elevators, doors, windows, lighting, mailboxes, parking lots, website, BWVA rules
 - ii. **Neil Anderson, Vice President:** Large bid committee, pools, TH exterior maintenance, roofs, interior expense, windows, doors, front & rear patios, rules, co-tree trimming
 - iii. **Bill Quam, Secretary/Treasurer:** Large bid committee, meeting agendas & minutes, all financial matters (including Capital Reserves), insurance, invoice approval, trash/garbage operations, ARB, safety
 - iv. **Cheryl Holt, Director:** Large bid committee, Coastal Greenery contract (sprinklers, common landscaping, janitorial, pine straw, shrubs and leaf blowing), power-washing, grounds, landscape, signs
 - v. **George Berman, Director:** Large bid committee, co-insurance, special projects, rodent/pest control, sidewalks, steps, bulkheads, non-conforming uses
 - B. CAM Report** – Andrea Grossman
 - i. Daily supervisions, operations, inspections, work order, control
 - ii. Coordination: Board and external contractors, AIM, rental agencies, work orders
 - iii. Coastal Greenery
 - iv. 1474 Company
 - v. Post-hurricane landscape issues
 - vi. TH 2051-2058 renovations update
 - vii. Milestone inspection update
 - C. Special Reports**
 - i. Insurance renewal – Quam
 - ii. TH renovations - supplemental – Anderson
 - iii. Plumbing Initiative – Anderson
 - iv. TH balcony update – Anderson
 - v. TH rainhandlers – Anderson
- VII. Old Business**
 - a. EV Charger – Marmelstein
 - b. Tree maintenance proposal – Grossman/Anderson
- VIII. New Business**
 - a. Contribution to AIPCA tree trust
 - b. Possible new exterior entry door color
 - c. 2055, Overdyk – Fencing application
 - d. Policy matters
- IX. Owner remarks** (one speaker per unit, limited to eight minutes)
- X. Adjournment**