

Beachwood Villas Condominium Association
Amelia Island Management
5440 First Coast Highway
Amelia Island, Florida 32034

Presidents Letter 4/2/25

Hello to All Beachwood Residents. Your Association has started into 2025 on a mostly positive note. Some highlights:

- Our vendors are performing well, and the overall appearance of the campus is improving. The landscape committee is having a positive impact.
- We are experiencing less plumbing and leak issues than a year ago, although one is still too many. Repairs are being made comprehensively, that is, 4 floors of a Midrise receive new PVC lines if there is a break at one.
- Under Treasurer Rolf Schrader, the Finances of Beachwood are in balance and on plan through March. Our Insurances were renewed under budget and the 5% wind deductible coverage has been restored, making owner financing easier once again.
- Pool furniture upgrades are due in by the end of April, and the decks have been powerwashed.
- IQ Fiber will begin Installation this month starting with our Midrise buildings, which will also benefit from concrete spalling repairs through the Milestone bid process.

Additional pending activity is noted below:

- The Board recognizes the excess buildup of plant growth in some areas, especially with palmettos. Director Cheryl Holt is addressing this.
- EV Charging Studies have been conducted, and reports are due to the Board by mid-year. Director Joe Pasquale heads up this effort.
- The ACM issue, which is confined to the ground level and within the walls at Midrise C, is currently under professional evaluation for the proper course of action.
- You will see increased painting around Beachwood as part of a general 'sprucing up'. Vice President Joe Cutajar is managing these improvements to walkways and fencing.
- Proactive drain line clean outs will be taking place in our most problematic areas.
- Irrigation has moved from a D grade last year to a C so far this year. A higher grade is coming.

Overall, this paints a picture for Beachwood for which we can see improvement campuswide. There are two important issues where the Board asks for your cooperation, they are as follows:

- 1) Water must be turned off if the Condominium is vacant for 10 days or longer. Test your shutoff valves, they are critically important.
- 2) Please address any outdated Nameplate signs before the end of June. Signs that have previous owners' names on them must be replaced. Contact myself or Wynn Fendig with any questions and to get vendor information. This process takes about 30 days.

As a related matter, Beachwood has many units for sale or soon to come on the market, so if you have contemplated adding a mailbox, now is the time before capacity gets tight. The same vendor provides both services.

Final points to make. At our next regular BOD Meeting scheduled for May 22, the adoption of new front door colors will be taken up. The Board would appreciate any comments you can offer on this topic. Lastly, Beachwoods' first Community Get Together in early March was well attended and very positive. Our next one is scheduled for Monday April 21 upstairs at the Oaks. Look for signs and an email and join your Beachwood Neighbors for a fun evening!

Thank You and Be Well,

John Opaleski
Beachwood Board President