

August 12, 2020

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

Dear Beachwood Villa Owner:

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

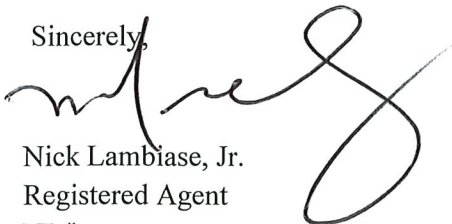
**WEDNESDAY, AUGUST 19, 2020**

**9:00 A.M.**

**AMELIA ISLAND MANAGEMENT CONFERENCE ROOM**  
**5440 FIRST COAST HIGHWAY**  
**AMELIA ISLAND, FLORIDA**

- I. Determine quorum and confirmation**
- II. Call to order**
- III. Approval of Minutes**
  - a. March 19, 2020 Board of Directors Meeting
- IV. Financial report**
  - a. Financial Statements- YTD July 2020
  - b. Capital Reserve inflows and outflows
  - c. Discussion of 2021 preliminary budget
- V. Old Business**
  - a. **Board Responsibilities**
    - **Askren, President** – AIM contract, large project approval, AIM report, unit renovations, ARB contact, safety, BWVA, rules, BMIP Window Painting
    - **Brown, Vice President** – Martex contract (sprinklers, landscape, grounds maintenance, janitorial, pine straw, shrubs, leaves), power wash, tree trim, entrances, landscape, BMIP Building C landscaping, 2014 rental, signs
    - **Quam, Secretary/Treasurer** – Financial/budget, CPA, legal, insurance, capital reserves, invoice approval, large project bid committee, Board minutes/agenda
    - **Anderson** – Pools, Association interior responsibility (dry wall), large project bid committee, town home exterior and patios, town house roofs
    - **Marmelstein** – Midrise [maintenance/supervision, elevators], mail boxes, plumbing, lighting, rodent/pest control, parking lots, sidewalks, steps, bulkheads, mid-rise roofs
  - b. There is nothing new to discuss on Old Business. A status report, written by each Director, has been distributed and will be attached to the minutes.
  - c. **Andrea Grossman – CAM**
    - Reports
    - Work Order Status- In Process
  - d. **Nick Lambiase, Jr. - AIM**
- VI. New Business**
  - a. Discussion of open Board position and next steps
  - b. Discuss next steps on Wind Mitigation (process, cost-benefit)
  - c. Analyze bids for work on units #2035-2038 and #2039-2044
- VII. Adjournment**

Sincerely,



Nick Lambiase, Jr.  
Registered Agent  
NL/ks