**From the BMBMA President**

We are in full swing for our season. The Village has more guests than ever, and this has resulted in new challenges for owners and guests. So far, there have been no problems that were not quickly resolved by the owners.

Coupled with our strong vacation season, the Village has continued to experience robust home building. This is a temporary but inconvenient situation. We have had very stylish homes built. The Architectural Review Committee has been doing a great job.

In this newsletter, we have provided information about the ongoing and planned activities/actions. Please take time to read this document as your property is affected by the Board actions.

If you have suggestions, please let us know. The Board relies on community involvement.

Mike Galvin
President, BMBMA

**Village Gathering
Reminder, our Village gathering will be Friday, August 13 at 5:00 PM at the Pool**

**Board Members
Master Association**
Michael Galvin, President
Bob Singleton, Vice President
Brad Fleming, At Large Member
David Desantis, At Large Member

**Village Cottages**
Michael Galvin, President
Francine Brown, Vice President
Pamela Chance, Secretary
Linda Ebling, Treasurer
Abbie Sirmans, Director
Brad Edwards, Director

**Condominiums**
Bob Singleton, President
Frank Cardillo, Vice President
Steve Shelton, Sec/Treasurer
Marco Cartolano, Director
Chris Lowell, Director

**Fines Committee**
Tina Menna, Chair
Sue Jones
Mary Blockowitz

**Annual Meeting**The annual meeting for the Master, Cottages and Condominium Associations will be on April 23, 2022. Mark your calendars now. Details will be provided later.

If you cannot attend, your proxies are needed so there can be a quorum and business can be conducted.

Please make plans to attend these meetings. This will be our first in person meeting in 2 years.

**Also, an open house will be held in the afternoon. This is a good time to meet other owners**.

**Nominations for Board Positions**If you are interested in serving on the Cottage or Condominium Boards, please submit your name and property address to Nikki.

These are rotating Membership Boards; therefore, two positions are open each year. It is important that owners volunteer to serve on these Boards.

As a reminder, the Master Board is constituted from these Boards.

**Property Sales/Construction**We have had robust building and sales environment the past two years. Four homes are under construction, and several more are in the last stages of planning. Our community is continuing to have new home building, and soon most of our lots will have homes on them.

Condominium sales are also robust, with new highs in the square foot price being set with each sale. The time on market for condominiums has been very short.

**Commercial Property**After many years, the commercial property development is underway. The Master Association has worked with the Developer for over four years, and we are very excited the property is now in the final stages of development.

Special thanks go to Tina Menna for her tireless work with the developer. There were several legal documents that had to be developed so this development would fit into our community.

What is that plan you ask. Looking down Village Blvd towards 30a, the left side lot will be an Italian restaurant. The name of the establishment is Mimmo’s, (<http://mimmos.com> ), and it has an excellent reputation. On the right side there are three buildings (1, 2 and 3). The building closest to Village Blvd (building 1), will be a Coffee/Breakfast shop and an ice cream shop. Building 2 will have a hair salon and a juice bar/fruit box shop. A Thai restaurant will be in building 3. The entrance to the businesses will be from Village Blvd.

A new monument will be constructed by the developer, and the Master Association will participate in the design.

**Gates and Fencing**In 2019, the swing gates were completed, and have operated very well. As part of our agreement with the commercial property developer, a solid fence will be constructed between the commercial and residential properties. A decision on installing walker gates has not been finalized. If you have a thought, please email Galvin.michael1@gmail.com. The board will consider all suggestions.

**Security Cameras**
The Village has a number of security cameras which are monitored. They are located at each gate, and the pool.

**Web site and Covenants**Our web site is <http://thevillageatbluemountainbeach.com> . The Village covenants, rule and policies and ARC guidelines are on this site.

**Pool and Fitness Center Gates**In order to make our fence effective, it is important you do not open the gates for strangers or to prop open the gate.

Please remind your guests not to open the gates for anyone not in their group. We are having numerous people using our amenities who are not guests.

**Pool Hours**The pool is only open from sun up to dusk (sun down). A new sign with the operating hours has been ordered.

The pool cards operate/work from 7:00 AM to 9:00 PM. Anyone in the pool area or fitness center (inside the fence) after operating hours, usually 9:00 PM in the summer, is trespassing.

**Village Polices**In order to ensure owners are aware of the policies governing our community, the Board has developed a document that lists many of the them. These have been reviewed by our attorney, and are in compliance with the Village covenants. These policies may be amended as new situations arise.

A copy of the policies has been included with this newsletter as a separate attachment.

**Cottage Landscaping Services**The following are the basic services provided in the cottage landscaping plan. Cottage owners may opt for additional services for a fee.

* Mow, Trim, Edge and Blow.
* Shrub Pruning and bed weed control
* Tree pruning up to 12’
* Debris and litter removal
* Irrigation controller programming

 **Street Parking**
As our community has developed, more cars have been parked on the street. This has resulted in a safety issue a fire and rescue vehicles cannot access our streets. Based on feedback from the county and complaints from home owners, it has been decided to begin enforcement of the no parking regulation. **Effective October 1, 2021 there will be no street parking allowed in the Village**. No parking signs have been ordered and will be installed on the side streets.

**2022 Village Budget**The Village budget is now being developed. If you have suggestions, please let the Board know.

**Pet Stations**
Our pet stations were over 6 years old, and looked tired. New ones that blend well with our landscaping have been installed. An additional station has been added at the 30a end of the condominiums.

Kudos to Dave Desantis who spearheaded this project.

