

**BEACH VILLA OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**NOVEMBER 21, 2024**

1. **Call to Order:** The meeting was called to order by Chair, Bill McLean at 4:00 pm. Those in attendance were Bill McLean, Bill Chew, Susan Slaff, Allen Butts, and Joni Manz, Sharon McCann and Kim Donald. General Manager, Shantell Brutus was also present.
2. **Minutes of the Meeting of October 24, 2024:** A motion to approve the minutes was made by Allen Butts and seconded by Joni Manz. Vote to approve was unanimous.
3. **General Manager's Report:** Shantell Brutus reported that the maintenance/laundry/office building construction is officially completed.

The landscaping crew continues to provide high quality work and the grounds are in great condition. The irrigation system is fully functional and a new pest control system has been adopted to allow for the strategic use of the pesticides. Solar lights have been replaced as needed throughout the property to ensure that the grounds have proper lighting in the evenings. Owners on site have provided positive feedback regarding the condition of the property and appreciation for the improvements made by the landscaping team.

Shantell reported that installation of the lighting for the roundabout and pool was imminent.

Two homeowners have been helping with the pool heating system. They are very knowledgeable and their assistance has been invaluable. The local vendor came to the property with two outside experts to assess the system and will provide a complete analysis as to the best way to efficiently keep the heaters working at an optimal level. This has been a longstanding project. Chair, Bill McLean met with them and reminded the board that the pool was installed in the 70s. The vendor indicated that the plumbing of the pool is likely undersized for current needs. A complete analysis and cost estimate will be submitted.

4. **Committee Reports:**

**Building Committee:** Chair, Bill McLean indicated that he met with a member of the family who owns Villa 549 regarding the encroachment issue. After review of the property survey, Bill is hopeful of a common understanding of the problem and a positive outcome.

**Finance Committee:** Treasurer, Sharon McCann went over the budget for 2024. Collections were greater than expected by \$10,000, payroll was on budget and operating expenses were in line but for capital spending which went over budget due to the office/maintenance/laundry building construction. Cash on hand at the end of the year is estimated to be: \$54,300 in Retirement Reserves, \$131,825 in Capital Reserves, and \$71,894 in Operations (\$50,000 of which will be dues for 2025 paid before the beginning of the new year).

The budget for 2025 was then detailed. Most of the operating expenses remain at the 2024 level with some increase in labor costs during the summer months. The capital expenses will be less than 2024, but insurance and legal will increase. Any repossession/subsequent sale of a villa is not included in the budget. That will leave the BVOA with a slight loss of \$5,670 and the recommendation that the dues for 2025 remain at the current level.

Chair, Bill McLean mentioned how remarkable it was that the BVOA dues have remained at the current level given all the rebuilding that had to be completed post-Dorian. He also reminded owners that as Treasure Cay builds back as a community, more will be asked of the BVOA and our contributions will need to increase more in line with pre-Dorian levels.

A motion to accept the dues for 2025 at the same level as they were for 2024 was made by Allen Butts and seconded by Joni Manz. Vote to approve was unanimous. (Upon subsequent review, the amount of the 2025 dues was adjusted to \$4,000 instead of \$4,200 via unanimous electronic vote of the Board)

**Landscaping/Lighting Committee:** Joni Manz reported that the lighting around the pool/roundabout area was ready to be installed. Estimates regarding plantings for the right side of the pool area are pending.

**Social Committee:** Kim Donald anticipates that the swag (hats and t-shirts) will be on the island on December 9, 2024. The Angel Tree event was a success and enjoyed by everyone present. Upcoming events include a Valentine's Day Party in February and the Manager's party in March.

**Pool/Beach Committee:** Chair, Bill McLean reported that the pool heaters are working. The issue is keeping both heaters working at the same time. (See above discussion in the GM Report)

The board received an email from Michael Balch detailing his concerns regarding dune management. It was reiterated that the BVOA owns and is solely responsible for the management of the dune. It is the board's obligation to nurture and protect the dune. Managing the dune doesn't mean that sand can't be moved. The BVOA has always worked cooperatively with the owners that abut the dune to make sure that there is reasonable access over the dune to the beach. The email from Michael Balch came in response to an email that was sent to these owners reminding them that the dune was part of the common area and therefore no individual owner was permitted to remove sand or any vegetation from the dune. It was agreed that Bill McLean, as president, would respond to Mr. Balch on behalf of the board.

Bill McLean gave some history regarding dune management and the issues that the BVOA faced in the 1980s when groins were utilized in the hope of preserving the dunes. Ultimately, this approach was not effective. There was also a time when the BVOA owned its own Bobcat to control the buildup of sand. In 2012, the BVOA consulted with the Bahamas National Trust and had a coastal engineer walk the beach. He was impressed with the management of the dune. There are two studies that were completed in the 1980s regarding this topic posted on the BVOA website. It should be noted that there is a reason this area was called Sand Banks. Overtime, it can be expected that we will have to deal with the same sort of erosion issues that occurred in the 1980s.

**5. Updates:** Chair, Bill McLean provided updates on the following issues:

**a. Villa 522:** All legal steps have been taken in regards to repossession of the villa. The legal documents have been filed with the Treasury Department since April 2024. A tax stamp from the Treasury Department is needed since every non-taxable (i.e., repossession) transaction must be individually reviewed by the Treasury Department. In October, the BVOA had been notified that Treasury lost the paperwork. Bill McLean resigned the legal documents and they were re-filed

with Treasury. Within a week of filing the new paperwork, the original documents were found.

- b. New Immigration Policy:** There is a new immigration policy on admitting visitors to the Bahamas that limits admission to a maximum of 30 days. All requests for extension require a written application and a \$200 per person fee to be filed at the Immigration Office in Marsh Harbour. This new policy includes second homeowners.

*The most recent information indicates that everyone is entitled to 30 days and "special consideration" will be given to second homeowners/boat owners/their guests for a longer period. It remains unclear how things will be handled and will likely be subject to the individual immigration officer.*

- 6. Other Business:** Bill Chew reported that many owners still do not have numbers on their villas. Shantell will follow up. It was suggested that the owners who rent should send property maps to the renters.

Fire extinguishers need to be replaced if they are out dated. There should be at least two smoke detectors in every villa, preferably four: one in each bedroom and one outside of each bedroom. There should also be a carbon monoxide monitor if the villa has a gas stove.

- 7. Adjournment:** There being no further business to conduct, a motion to adjourn was made by Allen Butts and seconded by Sharon McCann. Vote to approve was unanimous.

Respectfully submitted,

Susan Slaff, Secretary

