

**BEACH VILLA OWNERS' ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**JULY 16, 2024**

1. **Call to Order:** The meeting was called to order by Chair, Bill McLean at 4:13 pm. Those in attendance were Bill McLean, Bill Chew, Susan Slaff, Allen Butts, and Sharon McCann. Kim Donald and Joni Manz were absent. General Manager, Shantell Brutus was also present.
2. **Minutes of the Meeting of June 5, 2024:** A motion to approve the minutes was made by Allen Butts and seconded by Sharon McCann. Vote to approve was unanimous.
3. **Committee Reports:**

**Finance Committee:** Treasurer, Sharon McCann reported that the financials are in good shape. At the mid-year mark, income levels are better than expected and payroll is on track. Operating expenses are higher in some areas such as legal expenses and pool costs (\$2,000 more in propane). There were also items that were not budgeted for in the initial budget document. This includes the Starlink Internet connection, new security cameras at the pool and the replacement of the R/O system that was needed earlier than expected. That being said, the net operating income at the mid-year mark is \$5,000 more than anticipated given the lower level of spending in other areas of the budget.

General Manager Shantell Brutus discussed the capital projects that had been completed to date. The four drainage projects completed earlier in the year cost \$17,000. Shantell reported that that all of the drains/dry wells are working well. Lighting in the roundabout/pool area cost \$8,000 and will be installed after hurricane season. The laundry/office building extension project has cost \$40,000 to date which includes labor and materials. In addition, cold patch purchases, signage and the 3 Tiki Huts purchased earlier in the year, round out the total mid-year capital expenditures of \$65,000.

4. **Updates:** Chair, Bill McLean provided updates on the following issues:
  - a. **Villa 535:** There was some work done one weekend but no action has been taken since that time. Legal action will need to proceed. Contractor stated that owner is not returning his calls.
  - b. **Villa 522:** All legal steps have been taken in regards to repossession of the villa. A tax stamp from the Treasury Department is needed and is currently pending. Every non-taxable (i.e., repossession) transaction must be individually reviewed by the Treasury Department.

c. **Noncompliant construction at Villa 549 and Villa 715:** Input from surveyor is pending on Villa 549 since the owner submitted old surveys that don't seem to be consistent with more updated survey. The issue is with the lead surveyor for comment. There has been no recent response from the owner of Villa 715 regarding the deck that is encroaching on BVOA land.

d. **Laundry/office/maintenance building:** The project is on schedule. Existing fencing will be removed and the fence boards used as sheathing and then covered with exterior Hardie Board siding. This will provide a financial benefit since plywood sheathing will not be necessary. Shantell Brutus gave a video tour of the site. She and Bill McLean walked the board members through the changes to existing structure and provided a visual roadmap of the final stage of construction. The project is estimated to cost approximately \$50,000 for a closed-in structure.

5. **General Manager's Report:** Shantell Brutus reported that the Starlink Internet is up and running and has been used by some owners during recent power outages. This cost \$73/month and will provide a way to communicate during hurricane season should another storm hit the island.

The new pool furniture is at Seacor and should be picked up next week. Maintenance of the truck has been completed.

6. **Other Business:** None

7. **Adjournment:** There being no further business to conduct, a motion to adjourn was made by Allen Butts and seconded by Susan Slaff. Vote to approve was unanimous and the meeting was adjourned at 4:47 pm.

Respectfully submitted,

Susan Slaff, Secretary