

**BEACH VILLA OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**OCTOBER 24, 2024**

1. **Call to Order:** The meeting was called to order by Chair, Bill McLean at 4:18 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 August 20, 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 on the important projects that have been completed this summer.

The maintenance/laundry/office building construction: The storage shed portion of the building has been fully completed and provides space for the crew to appropriately store equipment, tools and supplies. The office and laundry space is 90% finished. Owners that have been on site have provided overwhelmingly positive feedback and appreciation for the improvements to the building.

The landscaping crew has been providing quality work over the summer months. A new protocol to enhance efficiency has been implemented and has proved successful. This new schedule can be adjusted as needed as owners arrive for the season. Owners should alert the office of their arrival dates so that the appropriate adjustments can be made. The team remains committed to providing topnotch services for the association. The final plantings/landscaping on Fox Lane is pending.

Shantell reported that the financials/budget are on track. At the end of the third quarter, 70% of the dues have been collected. Collections for October are good and late fees are 122% above budget. The total income to date is at 79% of budget. Expenses are approximately 80% and are on target for the rest of year with no major expenditures expected. The areas that exceeded the proposed budget amounts included the servicing/parts associated with the R/O system, legal expenses that should ultimately be recouped and maintenance of the truck due to salt air issues. The muffler will be welded back onto the truck and an undercoating will be done to extend the life of the truck.

The pool heaters are working but a local vendor from Baker's Bay will come in to make sure that they are working at an optimal level.

4. **Committee Reports:**

**Building Committee:** Chair, Bill McLean indicated that there has been no resolution regarding the violations pertaining to Villas 349 and 715. He will be pursuing a resolution once he is back in Treasure Cay.

**Finance Committee:** Treasurer, Sharon McCann reported that the budget is in good shape. She and Shantell will finalize the proposed budget for 2025 after a determination of what capital expenditures need to be included. To date, the 2025 BVOA dues look to remain at the current level. It is anticipated that said proposed budget will be distributed to the board members before the end of November so that the dues for 2025 can be communicated to the owners in the beginning of December.

**Landscaping/Lighting Committee:** Joni Manz reported that the lighting around the pool/roundabout area is ready to be installed after hurricane season.

**Social Committee:** Kim Donald reported that she has been in touch with Sun Tea regarding swag that the BVOA would like to have available for sale. There are several ideas for future social events that Kim will submit in more detail so that an appropriate budget can be determined. Kim invites interested homeowners to join the committee and assist with planning the 2025 events.

**Fire and Safety Committee:** No report.

5. **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. Contractor stated that owner is not returning his calls. Chair, Bill McLean has been in contact with the BVOA attorneys and a more definitive decision regarding legal action will be made in January 2025.

**b. 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. The BVOA has been notified that Treasury has lost the paperwork. Bill McLean will resign the legal documents upon his arrival to Abaco and they will be filed with Treasury yet again.

- c. 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. Some of the BVOA homeowners have encountered this new policy since it went into effect on September, 18, 2024.

**UPDATE:** Please note a few homeowners have arrived in the last two weeks and were granted stays of several months without the need to file for an extension. One immigration officer indicated that stays up to 180 days were permitted without applying for an extension but it is unclear if this is an official amendment to the written policy.

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 Joni Manz. Vote to approve was unanimous and the meeting was adjourned at 4:50 pm.

Respectfully submitted,

Susan Slaff, Secretary

