

**BEACH VILLA OWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING
Minutes of the Meeting of Tuesday April 21, 2026**

Call to Order: The meeting was called to order by Secretary, Gertrude McLean at 4:21 pm. Those in attendance were Susan Slaff, Allen Butts, Sharon McCann, Joni Manz, Mark Hendrickson, Gertrude McLean and General Manager, Shantell Brutus. Absent Kim Donald
Sharon_McCann confirmed quorum.

Minutes of the Meetings dated March 27, 2026: A motion to approve the minutes was made by Susan Slaff and seconded by Sharon McCann. Vote to approve was unanimous.

President's Report: Sharon McCann covered a number of topics, including plans to institute a quarterly newsletter for owners, the need to keep the BVOA website current, encouraging owners to undertake landscaping improvements to individual lots by getting quotes on sod, plantings, and irrigation sprinklers. Parking areas, available spaces, and the possibility of adding spaces was discussed, as well as unregistered vehicles in the parking lots. Sharon also noted that it would be good to have a welcome package for new owners. Lastly, Sharon reported that the legal process related to the condition of Villa 535 is ongoing. We will be connecting with our lawyers to discuss the next steps regarding the encroachment of Villa 549 on BVOA common land.

Mark Hendrickson was named chair of the Beach/Pool Committee.

Bill Chew has agreed to continue to chair the Fire/Safety Committee.

General Manager's Report: Shantell Brutus reported that there is a delay in the delivery of the new landscape truck, likely to be in August/September, and that it was decided to keep the order in place, as the current vehicle continues to be serviceable. Shantell also reported that the overall landscape maintenance schedule was working effectively and that the property is in good condition. The association hired extra help with the landscaping for weed removal. Cash on hand, accounts receivable and expenditures are on schedule. Property insurance for common spaces has been renewed with Abaco Insurance. Discussion is ongoing about replacing the old chaise loungers on the beach.

Committee Reports:

Building Committee - Joni Manz reported on open building permits, new permits, the removal of solar panels by the pool, options for use of the space and the status of planters for the pool.

Finance Committee – Susan Slaff reported that she had met with Shantell to review accounts and, consistent with the General Manager's report, the finances of the BVOA are in good shape.

Next Meeting: Tuesday, May 19, 2026, at 4:00 pm.

Adjournment: There being no further business, a motion to adjourn was made by Sharon McCann, seconded by Gertrude McLean, and voted unanimously in the affirmative at 5:10 pm.

Respectfully submitted,

Gertrude D. McLean
Secretary