

BEACH VILLA OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 14, 2024

1. **Call to Order:** The meeting was called to order by Chair, Steve Wainwright at 3:17 pm. Those in attendance were Steve Wainwright, Bill McLean, Bill Chew, Susan Slaff, Allen Butts, Joni Manz and Sharon McCann. General Manager, Shantell Brutus and (Building Committee Chair) John Monaghan were also present.

2. **Minutes of January 25, 2024:** A motion to approve the minutes was made by Allen Butts and seconded by Bill McLean. Vote to approve was unanimous.

3. **Committee Reports:**

Building: John Monaghan reported that the application for Villas 501/502 has been revised but is missing elevation information. The issue should resolve quickly. The owner of Villa 549 will work with the Board to establish the site line needed for the outdoor shower/enclosure.

Pool/Beach: Bill McLean advised that an electrician has been investigating the wiring to the outlets on the perimeter of the pool area. There appears to be a good deal of corrosion so more work needs to be done. The new latch for the gate to the beach has been installed. The gate is working as expected and is preventing a lot of sand from blowing into the walkway. New sea grapes have been planted for additional protection. Painting of the bathroom has been completed and looks much better. Israel believes that the interior of the pool will need to be resurfaced/repainted in 2025. Bill advises that this will need to be budgeted for next year and will likely run about \$20,000.

Finance Committee: Treasurer, Sharon McCann reported that the financials are with the auditors and are reported to be in good shape. The report should be available for review next week.

Landscaping/Lighting: Joni Manz will be meeting with an electrician to go over the proposed lighting plan and obtain estimates for each phase of the work to be completed.

Fire/Safety/Security: Bill Chew reported that there was a major fire two weeks ago at the Treasure Cay dump which went beyond the dump site and threatened McIntosh Hardware. There was a gas fire at the Rubis gas station which almost took out the entire station. Individual donations to TCESO are welcome and can be given to Bill Chew who will then get it to the fire station.

Chair, Steve Wainwright reported on a third fire and stated that he had asked all the HOAs to contribute to TCESO.

4. General Manager's Report: Please note that some items in this report are recorded under Committee Reports.

Shantell Brutus reported the drainage issue in the parking lot on Fox Lane has been resolved with the installation of two drains. No accumulation of water has been observed after heavy downpours.

Israel determined that the original strategy to resolve the drainage issue for the sidewalk in front of Villa 561 would not work. After consultation with Leo Pratt, a new plan was devised. Leo will dig a channel and form a truss to create a dry well, similar to the one in the parking lot on Fox Lane. This approach would be less costly (\$1500) and will resolve the issue. A motion was made by Bill Mclean to adopt this plan. Bill Chew seconded the motion and the vote was unanimous.

There have been some complaints about the overgrowth of weeds on the property. Israel wanted to treat the pests with pesticide before tackling the weeds/grass. He and the landscaping crew have come up with a plan to fertilize the lawn.

The Rivierre survey of the BVOA common space along the dunes was completed earlier today and property markers have been determined. Now that the stakes are in place, property owners with structures encroaching on the common space will be so notified.

BPL has not removed the transformers that are sitting on rotting pallets. BPL is waiting for approval by management in Nassau in order to proceed. It is anticipated that the job will be completed in the next three weeks - the end of February/beginning of March.

There are two villas that are in danger of repossession this calendar year. Villa 585 will be delinquent for two

years as of June 30, 2024. Villa 643 will hit that mark on December 31, 2024.

Owners of Villas 581 and 536 have suggested that the garbage truck reverse its parking position so that it faces currently unoccupied villas as opposed to the windows of occupied villas. They also suggested that the Board consider plantings to improve the area around the propane tank at Villa 591.

5. **Annual General Meeting:** Chair, Steve Wainwright indicated that the annual meeting will revert to the town hall format that had been our practice prior to Covid/Hurricane Dorian. It will be recorded and any questions by owners unable to attend will be submitted prior to the meeting. The zoom format did not work well last year and was done at great expense.

There are three openings on the board. Allen Butts and Susan Slaff will be seeking a second term. Paper ballots will be distributed at the meeting to those owners in attendance. Any owner not in attendance can submit their proxy votes no later than twenty-four (24) hours before the meeting and must be registered with Shantell Brutus.

There was discussion and agreement that a Nominating Committee is useful and will be helpful given how many new owners have joined the BVOA. It is clearly understood that while the committee will screen candidates and make recommendations, it will not preclude anyone from running as long as they submit the candidate questionnaire in a timely manner. A motion was made by Bill Chew to continue using a Nominating Committee. Sharon McCann seconded the motion and the vote was unanimous with Chair, Steve Wainwright abstaining.

The Nominating Committee shall distribute a questionnaire to all candidates which should include a personal biography, updated status of dues owed if any, etc.

6. **Requirements/deadline for Villas to Meet "Good Condition" Standard:** Bill McLean reported that the BVOA attorneys have reiterated that the Association has the legal authority to uphold compliance with the language contained in our deed. It is the Board's responsibility to enforce those provisions including the language which states the owners must keep their villas in "good condition" but what is still unclear is what specific steps must be taken to obtain a legal judgment to enforce said compliance. The board needs to define what "good condition" includes both

for the exterior and interior so owners have adequate notice. The board will explore with counsel the specific legal steps to be taken. A committee will be formed to define "good condition" and report back to the full board for further discussion. There are approximately six villas that have not been touched since Hurricane Dorian.

7. **Other Business:** Chair, Steve Wainwright indicated that the insurance policy for the Association does not include any provision covering the BVOA water distribution located in the laundry area. The BVOA permits other HOAs access to use our water purification system. Possible liability coverage is being explored.

The parking lot behind Villa 509 has some of the same drainage issues as "Lake Helga" although it probably needs only one drain. Leo Pratt should be contacted to address the problem.

Alerts that have been issued by the US State Department are specific to incidents in Nassau and Grand Bahamas and are largely related to gang activity. They do not extend to Abaco.

The Water and Sewage Corporation has sent bills from 2019 until present day to all owners. This has prompted many questions. There will be a town hall in Treasure Cay to address the various concerns given the lack of service(s) for a portion of that time period.

Management Training is available for Shantell Brutus and Israel Wallace. There are online courses that can be helpful with the cost being covered by the BVOA.

8. **Executive Session:**

9. **Adjournment:** There being no further business to conduct, the meeting was adjourned.

Respectfully submitted,

Susan Slaff, Secretary

