

BEACH VILLA OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

DECEMBER 6, 2023

1. **Call to Order:** The meeting was called to order by Chair, Steve Wainwright at 4:15 pm. Those in attendance were Steve Wainwright, Bill McLean, Bill Chew, Susan Slaff, Allen Butts, Joni Manz and Sharon McCann. General Manager, Shantell Brutus was also present.
2. **Minutes of November 16, 2023:** A motion to approve the minutes was made by Allen Butts and seconded by Bill McLean. Vote to approve was unanimous.
3. **General Manager's Report:** Shantell Brutus reported on the progress of the current projects. The Tiki Huts are on the grounds and will be put up within the next two weeks. In addition, the propane tank for the pool heater is connected and Pinders Plumbing will do the final work needed to get at least one of the heaters working. The entrance lights are all up and running. Minor repair work, including power washing and general beautification of area around the office/laundry, will begin on December 7th.
Shantell confirmed that she sent out building applications to Villas 549, 712, and 715 for submission as there had been work completed without prior notice to the BVOA. She will follow up if there is no response on December 11th.
4. **Finance Report - 2024 Budget Vote:** Treasurer, Sharon McCann provided an overview of the proposed budget and reported that a final determination of the 2024 BVOA dues will be completed after a discussion of the new capital improvements approved by the board.

Chair, Steve Wainwright lead the discussion of proposed capital projects and the following were approved for the 2024 calendar year: Parking Lot improvement behind Villa 501; Lighting at pool area; Accent lighting inside the roundabout at the pool; Christmas palms/landscaping between the pool area and the McCann property; Ramp to the deck with low lights; Snow gate for walkway to beach to help manage sand buildup; Coping/tile for edge of the pool; Upgrade furniture/umbrellas on beach. The board also agreed to look at a redesign of the office/laundry building to include proper storage for equipment which would come out of capital reserve funds.

The board finalized the line items for the new budget, keeping the BVOA dues at \$4,200 per share.

5. **Committee Assignments:**

Building: Chair, Steve Wainwright reported the application for Villa 641 has been approved and the owner noticed. Villa 505 applied to install a shed and eave which is pending inspection.

Pool/Beach: No report.

Fire/Safety/Security: Bill Chew reported that the villas that haven't updated the underground wiring running from the villa to the pole, have the original aluminum wiring which has a tendency to corrode and breakdown over time causing power outages, brown outs and caused a fire in one case. These wires need to be replaced with copper wiring and owners should be speaking to an electrician about this issue given this original wiring is now 50 years old.

Landscaping/Lighting: No report.

6. **Status of Villa 522:** Chair, Steve Wainwright reported that there is conflicting information given by the attorneys so a meeting is being scheduled for further discussion. An updated of bill for legal services has been requested.
7. **Villa 676 - Golf Cart Storage:** Shantell reported that there are two carts remaining - both are not operational.
8. **Other Business:** None
9. **Executive Session:** The board went into executive session to discuss personnel issues/raises.
10. **Adjournment:** There being no further business to conduct, the meeting was adjourned.

Respectfully submitted,

Susan Slaff, Secretary

