

BEACH VILLA OWNERS ASSOCIATION

ANNUAL GENERAL MEETING

MARCH 11, 2023

- 1) Call to Order: The meeting was called to order by acting Chair Bill Chew at 11:AM. Bill gave a quick update on the health issues and status of President Bill McLean. The acting Chair then welcomed new owners to our annual meeting. Bill then requested a moment of silence for those BVOA owners that passed away during the year.
- 2) Bill Chew reviewed the meeting handouts and meeting process.
- 3) Ascertain Meeting Quorum: General Manager Shantell Brutus reported that 80 shares including proxies were in attendance and 28 shares were attending online.
- 4) Minutes of the Annual Meeting of March 12, 2022. Motion to accept the minutes from the Annual General Meeting of March 12, 2022 was made by Neil Rice and seconded by Susie Chew. Vote results were 90 in favor and 1 opposed.
- 5) Report of the Treasurer: Approval of 2023 budget. Motion was made by Bob Lucas and seconded by Sylvie Dalpe to approve the 2023 budget. Vote was 76 in favor and 13 opposed. Treasurer Sue Slaff reported that all but five villas were current with dues. Two villas will be repossessed by BVOA in 2023 for unpaid dues, with one underway through the legal process. Sue reported that our landscaping crew and general manager received a \$1 per hour increase for 2023. Total capital reserve amount as of 12/31/22 was \$140,600. The board approved application of \$117,000 to be credited to 2023 dues for those owners that paid the second \$1,000 installment of the sewer assessment. The second assessment was earmarked for the waste treatment plant which is now of the board at Water & Sewer Department. Cash on hand at RBC as of 12/31/22 was \$120,561. The balance in the Bank of America account was \$281,374. This balance includes the capital reserve amount of \$140,600 as well as the second \$1,000 sewer assessment of \$117,000 which was credited to owners in 2023. Based upon the budget presented, there was no increase in dues for 2023.

Questions: George Ecks, villa 675, requested the accounts receivable amount as of 12/31/22. Pam Martinson, villas 668 & 678 stated she was confused by the accounts receivable figure of \$128,000 on the audit draft. Sue responded the questions will be answered at the extension meeting to vote on the 2022 audit. Zach Finn, villa 571 requested the number of villas currently

in arrears. Five villas were in arrears. Foster Tennant & Susan Goodall. Villa 638, asked for a clarification of the loss amount of \$7,440 on the budget. They also asked about the budgeted reserves (\$30,000), pension (\$10,000) and contingency (\$10,000). Sue stated that the budget is a working document and that funds from one line item can flow to another line item during the year. The budget is the primary document for establishing annual dues. Susan & Foster then asked about TCESO and Amenities charges returning at a future date. Sue stated the dues would increase if these expenses returned at a future date. David Baird, villa 573, asked numerous questions regarding the budget and audit draft. One question was should the cost of repairs for roads and landscaping due to the sewer project be added to the sewer cost and thus reduce the amount credited to owners from the second assessment. Sue stated the second \$1,000 assessment was strictly for the water treatment plant and any additional cost would be paid out of landscaping and/or parking lots & roads. Pam Martinson suggested that funds not be comingled and also requested an asset replacement budget.

- 6) Report of the Nominating Committee: The nominating committee provided the recommendation to elect Bill Chew and Sharon McCann to the board for three year terms. Also applying for a board position was Nick Balch. All three gave those in attendance a quick bio of their work and personal history concentrating on qualifications for a board seat. The final vote was as follows: Bill Chew 76, Sharon McCann 78 and Nick Balch 23. Acting Chair Bill Chew encouraged Nick Balch to consider applying next year as more seats would be open.
- 7) Authorization for the Board of Directors to nominate, approve and select officers: Motion was made by Barbara Newell and seconded by Pete Newell to approve the selection of officers. By a show of hands the motion was passed unanimously.
- 8) Authorization for the Board to Appoint Legal Counsel of Choice: A motion was made by Pam Martinson and seconded by Bill Martinson to authorize the board to appoint legal counsel. Zach Finn, villa 671 and Glenn Russell villa 527, both spoke against our current legal counsel. The vote was 88 in favor and 2 opposed.
- 9) Authorization for the Board to Appoint an Auditor of Choice: A motion was made by Dick Swan and seconded by Suzanne Swan to authorize the board to appoint an auditor of choice. The vote was 71 in favor and 6 opposed.
- 10) Ratification, Approval and Confirmation of Acts of Directors and Officers: A motion was made by Neil Rice and seconded by Ann Lucas to ratify, approve and confirm acts of the board. Prior to the vote, Pam Martinson objected to this motion. A comment was made by Bob Lucas that prior boards did not provide minutes of board meetings and recent boards have provided transparency of meetings including minutes and recordings. Vote was 76 in favor and 8 opposed.

- 11) Other Business: Tom Jewett, villa 697 stated he had a wonderful experience with his attorney and would be happy to share that name with anyone interested. Patty Higgins thanked the BVOA for use of a wheelchair and suggested a ramp be installed at the deck. Ann Lucas has a wheelchair available to those in need. Nancy Stone offered that Dr. Tom Rock is available for medical help.
- 12) President's Report: The President's report was provided to all owners in advance of the meeting.
- 13) Zach Finn, villa 571 thanked the board and all that attended the meeting. He inquired about golf cart parking near villa 581. Bill Chew responded the board is discussion options for golf cart parking by the pool. Nancy Stone stated that parking is congested in the parking lot by her villa (506) by construction workers. The response was this is a short term problem as most villas in that area have been completed.
- 14) Adjournment to April 1, 2023: A motion was made by Kim Kertland and seconded by Derek Russell-Murray to extend the meeting to April 1, 2023 at which time the auditors report will be presented by the Treasurer.

Respectfully submitted,

Steve Wainwright, Secretary