

BEACH VILLA OWNERS' ASSOCIATION

BOARD OF DIRECTORS

MINUTES OF THE MEETING OF OCTOBER 13, 2021

- 1) **Call to Order:** The meeting was held via Zoom and called to order by Chair Bill McLean at 4:06 PM. Those in attendance were Bill McLean, Derek Russell-Murray, Susan Slaff, Doug Young, Allan Butts, Bill Chew, Steve Wainwright and General Manager Selisha Thompson. Absent: John Monaghan, Building Committee Chair.
- 2) **Minutes of the Meeting of September 8, 2021:** Motion to accept the minutes of the BVOA Board meeting of September 8, 2021 was made by Allan Butts and seconded by Susan Slaff. Without discussion, the option was passed by unanimous vote.
- 3) **Committee Reports:** Building Committee Chair, John Monaghan, was unable to attend the meeting. Prior to the meeting, he reported via email that no new correspondence on villas had been received since the September report.
- 4) **Update of Treasure Cay Sewer:** Bill McLean reported that a contingency plan for the BVOA was being investigated regarding the purchase of two portable holding tanks (approximately 1,500 gallons each) to be placed at the roundabout by the pool as an emergency measure in the event the pump truck is delayed and the holding tank is full. This is purely a precautionary measure and hopefully will not be needed. Cost is approximately \$1,000 per tank before shipping. Discussion then ensued regarding the purchase of a pump truck/trailer. Discussion items included cost, licensing, drivers, permits etc. A motion was made by Steve Wainwright, seconded by Allan Butts to purchase two 1,500-gallon storage tanks for emergency use. Vote was unanimous. Selisha will pursue a conversation with B & B Haulers as a backup company to pump our holding tank and to hopefully have them approved by Water & Sewer. A discussion ensued regarding all home owner associations combining to handle septic waste removal. Bill McLean reported that he had a conversation with Ken Hutton, President of the Marsh Harbor Chamber of Commerce, to discuss the possibility of his organization working with Treasure Cay to solve the water & sewer issues.
- 5) **Update on Water:** There is no change in the water flow. Some days Treasure Cay receives decent water pressure and other days no pressure at all. Selisha will plan to meet with the new Member of Parliament in Cooperstown, Kirk Cornish, next week to ask questions and relay our issues on water.
- 6) **Update on Sewer Funds:** Selisha Thompson reported that approximately 90% of owners have paid the sewer fund. Some of the outstanding money is due to delayed pending sales. Currently \$32,000 is in arrears from 16 owners.
- 7) **Update on Dues:** Selisha Thompson reported that there is currently \$21,511 outstanding in dues and penalties by 9 owners.
- 8) **Budget Status for 2021:** Selisha Thompson reported that there is approximately \$11,000 available in unencumbered funds for the current year's budget. Bill Chew reported that the landscape/maintenance

crew is working extremely well at the current time. He also stated the overall condition of the property is better than any other time during his tenure at BVOA.

- 9) **Building Compliance Report:** Selisha Thompson reported that currently there are 17 villas that require the original improvements (roof, doors, windows, exterior paint) as established by the board. Some of the owners have refused to correspond with Selisha after she attempted to contact them. Motion was made by Steve Wainwright and seconded by Doug Young to begin enforcement of the \$100 per day fine for failure to comply with building compliance as established by the board. The fine assessment will commence on October 1, 2021. Vote was unanimous.
- 10) **Villa 604 Repossession Update:** No update to report on Villa 604. BVOA is still awaiting paperwork to clear with attorney.
- 11) **General Manager's Report:** Selisha Thompson provided written documents to the board showing owners in arrears on sewer funds, dues and building compliance. Aside from her comments in earlier sections, no other information was reported.
- 12) **Other Business:** Doug Young inquired about the sale of Treasure Cay, Ltd. No new information was available at the time of the meeting. Bill Chew and Selisha reported the McCann's (Villa 591 at west side of the pool) are scheduled to begin construction on November 1, 2021. Bill Chew also reported that the timeshare property known as Sunset Village (west of Ocean Villas) has begun a demolition project, and that the last two Treasure Houses (next to the Cottages) have been demolished. Lastly a discussion ensued regarding the lack of medical care in Treasure Cay as Dr. Hull is no longer available to the community and is now involved full time with Abaco Club on Winding Bay.
- 13) **Adjournment:** Meeting was adjourned at 5:24 PM

Respectfully submitted,

Steve Wainwright

Secretary, BVOA