

BEACH VILLA OWNERS' ASSOCIATION

BOARD OF DIRECTORS

MINUTES OF THE MEETING OF SEPTEMBER 8, 2021

- 1) **Call to Order:** The meeting was held via Zoom and called to order by Chair Bill McLean at 4:09 PM. Those in attendance were Board members Bill McLean, Derek Russell-Murray, Susan Slaff, Doug Young, Allen Butts, Steve Wainwright; Building Committee Chair, John Monaghan and Selisha Thompson, General Manager.
- 2) **Minutes of the Meeting of July 14, 2021:** On a motion by Allen Butts, seconded by Bill Chew, the minutes were unanimously approved as submitted.
- 3) **Committee Reports: Building Committee, John Monaghan:** John had previously circulated his report showing application activity on 13 villas. Of note, were villa 549 and Villa 607, which John indicated were not in compliance with the approvals previously given. In the instance of Villa 549, the roof on the addition at the rear of the building is not in compliance with the requirement of a minimum 2/12 pitch, and the owner has been notified. Selisha was asked to post a cease-and-desist order applicable only to that addition. John has also been in touch with the owner of villa 607 regarding the framing for an awning that is not in compliance. John reported that no new building applications had been received in the interim between the last board meeting in July and this meeting.
- 4) **Update of Treasure Cay Sewer:** Bill McLean reported that three proposals for lift station equipment had been submitted to Water & Sewer Corporation (WSC) on 8/20/21 and that, to date, no response had been received from WSC. Bill noted that a "snap" parliamentary election had been called for 8/16/21 and that it was not likely that any progress would be made until after the election. Bill provided the board with the history of the Ad Hoc group and what will take place after approval is received from WSC. Lift station equipment may take up to 10 weeks for deliver after the order is placed.
- 5) **Update on Water & Power:** Derek Russell-Murray reported the water pressure is currently 10-15 PSI depending on power. When power is out pressure drops to zero. The new holding tank by the airport is not in service at this time. Selisha reported that power was interrupted occasionally in August and that power has improved since September 1st. TC power now comes from Cooperstown, as the large generator that was previously located at the Green Turtle Ferry Dock has been relocated to Cooperstown. The large hurricane electrical poles being installed on Bootle Highway from Marsh Harbor to Treasure Cay have now reached the vicinity of Leisure Lee.
- 6) **Update on Sewer Funds:** Selisha reported that we have \$35,000 (of \$238,000) remaining to be collected from the special assessment of \$2,000 per villa. Selisha is anticipating an additional \$10,000 will be collected by the end of September and that we will have about 10 owners to deal with on collections.

- 7) **Update on Collection of 3rd Quarter Dues:** Selisha reported \$45,000 is currently outstanding (due by September 30), with an additional \$30,000 in arrears prior to the 3rd quarter, much of that from Villas 604 and 536, both of which will eventually be repossessed. Selisha will contact owners still owing to get them caught up with dues payments.
- 8) **Budget:** Selisha reported that BVOA is currently on track with the 2021 budget established at the beginning of the year.
- 9) **Building Improvement Report:** Selisha reported that we are down to 37 villas on the list of villas that require improvements after Hurricane Dorian. The majority of the 37 villas require exterior painting. 25 villas are in need of windows and sliders, mostly ordered, and 3 villas are in need of roof repairs.
- 10) **Villa 604 Update:** Our attorneys, Graham Thompson, instructed the BVOA to post a notice of repossession on villa 604 weeks ago, which was done, and then, just last week, instructed the BVOA to post another notice with different wording, which has also been done. The law firm is drafting final repossession papers that will be forwarded to the Krainick's in Germany. Once evidence of the delivery of those documents is received by the BVOA, we will be in a position to sell the villa.
- 11) **Update on Security:** Treasure Cay, Ltd. is still staffing the security team at the gate. Bill McLean spoke with Robert Meister last week, who reported that the TCL head of security had recently resigned and has returned to Canada, and will not be replaced. The gate will be covered by the remaining staff, all on the TCL payroll. Selisha Thompson and Derek Russell-Murray both reported that our own security team of Luben and Pearson have been doing a good job and that we have had no significant issues on campus. Selisha stated that owners need to be reminded of the government (Covid) curfew which is 8PM-5AM. The BVOA gates are locked nightly at 9 PM and there should be traffic in and out of the BVOA during curfew hours.
- 12) **Status of TCL Sale:** Bill McLean reported that he has been informed that the due diligence associated with the pending sale of TCL has been completed and that the matter is now in the hands of the government, which must approve the sale. No action from the government is anticipated before year-end.
- 13) **Status of BVOA Directory:** Selisha Thompson reported that she has all of the information required to publish the directory. It will be sent to owners via PDF for owners to print if they wish.
- 14) **Bank of America Signatory Changes:** The BVOA board had previously approved the addition of Susan Slaff and Steve Wainwright as signatories to the account. Forms were finally received from the bank and will be executed this month.

- 15) **General Manager's Report:** Selisha Thompson reported that Israel Wallace, BVOA Maintenance Supervisor, has not received a salary adjustment since 2019 and requested that the board give consideration to a pay raise when developing the 2022 budget. The 2022 budget needs to be prepared by the end November 2021 so that billing for the first quarter of 2022 can be sent out in early December. Selisha also reported that Mr. Snyder continues to pump the sewage from the lift station. She will inquire about the status of payment to Mr. Snyder by WSC. The BVOA will pay Mr. Snyder directly, if necessary, to ensure that we have regular pumping of the sewage.

- 16) **Community Zoom Meeting:** The Board discussed holding a community Zoom meeting sometime in October.

- 17) **Other Business:** No other business was presented to the board.

- 18) **Adjournment:** There being no other business to come before the board, it was moved, seconded and voted unanimously to adjourn the meeting at 5:39 PM.

Respectfully submitted,

Steve Wainwright
Secretary, BVOA