

BEACH VILLA OWNERS' ASSOCIATION

BOARD OF DIRECTORS

MINUTES OF THE MEETING OF JANUARY 18, 2023

1. Call to Order: The meeting was called to order by Chair Bill McLean at 4:16 PM. Board members in attendance were Bill McLean, Bill Chew, Susan Slaff, Allan Butts, Joni Manz, Derek Russell-Murray and Steve Wainwright. Also in attendance were General Manager, Shantell Brutus, and Building Committee Chair, John Monaghan.

2. Minutes of meeting December 7, 2022: A motion to accept the minutes of the December 7, 2022 meeting was made by Allan Butts and seconded by Susan Slaff. There was no discussion. The vote was unanimous to accept the minutes as presented.

3. Sewer Update: Bill McLean reported that all trench work has been completed for the piping and electrical lines. BPL was recently working across the street from Cabot Road and at the lift station located at the roundabout. Completion date to activate the sewer system is still the end of February. Israel and staff have completed planting sod along Cabot Road where the trench work has been completed.

4. Committee Reports:

Building Committee - John Monaghan: Nothing new to report

Lighting Update - Joni Manz: Joni provided information on two additional bollard design solar lights. Bill McLean reported he walked the property on the evening of January 17th along with Bill Chew and Steve Wainwright to identify any areas lacking sufficient lighting. Four areas were identified and lights will be added at those locations. Joni recommended that homeowners add walkway lighting and solar lights to their villas as an additional way of improving lighting.

Pool & Beach - Derek Russell-Murray: Derek reported that sails have been added to the observation deck and 8 tiki umbrellas have been added to the pool and beach areas. On the issue of sand entering the pool area, Derek has installed a temporary "windjammer" to the top of the wall separating the pool from the beach area. The results of the temporary fix, which is plywood extending over the lip of the wall toward the beach, have been positive. As a result, a permanent fix will be applied consisting of concrete on the top of the wall. It was discovered that one of the walls leading to the beach has been compromised. A proposal to replace that wall has been secured from Leo Pratt and work is underway. The second wall will be positioned to block additional sand from entering the pool area.

Derek also provided a proposal to build an open pavilion building at the location that currently houses the solar panels by the pool. Refer to attached January 18, 2023 report from Derek to the Board.

Following Derek's pavilion presentation, Steve Wainwright asked Derek what is the next step, and Derek replied that it would make sense to do some research in Florida to obtain some budgetary costs for some predesigned -prefabricated kit type pavilion buildings to suit the High Velocity Hurricane Zone environment and the area available, as we had found that a special build with architectural design support would be cost

prohibitive.

No action was taken by the Board. Derek's presentation to the Board is incorporated into these minutes via attachment.

Fire Safety - Bill Chew: Bill noted a lack of smoke detectors and fire extinguishers in villas. Both items are required

by our BVOA Rules & Regulations and both available for purchase in the office.

Finance - Susan Slaff: Sue contacted Bank of America again in an attempt to open a second checking account. After receiving positive information from one contact, the request was ultimately rejected by the bank. As a final attempt Sue will contact Capitol One and PNC to explore the possibility of opening a second US bank account. The original BOA account is still active.

Ombudsman Report - Steve Wainwright: Nothing new to report from owners.

5. General Manager's Report - Shantell Brutus: Shantell reported that the annual audit is underway and a draft should be available in mid-February. The new pool furniture should be delivered in approximately 2 weeks. Shantell has recommended we purchase both a new commercial washer and dryer as the current equipment is not working and estimates of repairs approximate the \$9,000 cost of new equipment. Our security man, Pearson, has requested a leave of one month to visit family in the Dominican Republic. Shantell will search for a qualified replacement while Pearson is away. Dues in arrears are down to 3 or 4 villas. Owners are to be commended for keeping dues payments current.

6. Other Business: The area of the parking lot off Cabot Road next to Villa 521 is wider than the current paved area by approximately 16 feet. Bill McLean recommended we extend the lot by 10-12 feet to provide additional parking as the current lot allows for 3-4 vehicles, with the project to be included in other paving needs.

The Annual General Meeting date has been set for Saturday, March 11, 2023 at 10:00 AM at the Community Center. The meeting will also be held via **Zoom** for those who are unable to attend in person.

The board will soon update its survey of villas needing work to stay in compliance with BVOA deed requirements.

The board will also discuss a family leave policy for employees.

Lastly, there is a rumor circulating that Treasure Cay Limited has a signed Letter of Intent with a new buyer for the sale of the resort. More to follow.

7. Motion to Adjourn: Motion was made by Allen Butts, seconded by Sue Slaff, and voted unanimously in the affirmative. The meeting was adjourned at 5:44 PM.

Respectfully submitted,

Steve Wainwright, Secretary

January 18, 2023

BVOA Beach, Pool Area Report

The idea of building a Pool Pavilion has been discussed among the board member for several months now and I am working on some concepts and features for the building and amenities etc.

The reasoning behind this important investment is that a Pavilion would provide our owners, their family members and their quests the following in random order:

- An attractive gathering place for socializing together.
- The ability to have a BVOA PIZZA night and BBQ night.
- A safe and dry retreat near the pool during inclement weather
- Another area of Sun shade near the pool
- Movie nights even when it's cold or raining
- Dances and parties for all age groups
- Art and crafts meeting
- Card playing
- The list is unlimited.

The area will occupy the west side of the pool area where the solar pool heaters are located, up against the stone wall and over to the south corner where the pool heaters are located. North and East ~ to the start of the pavers.

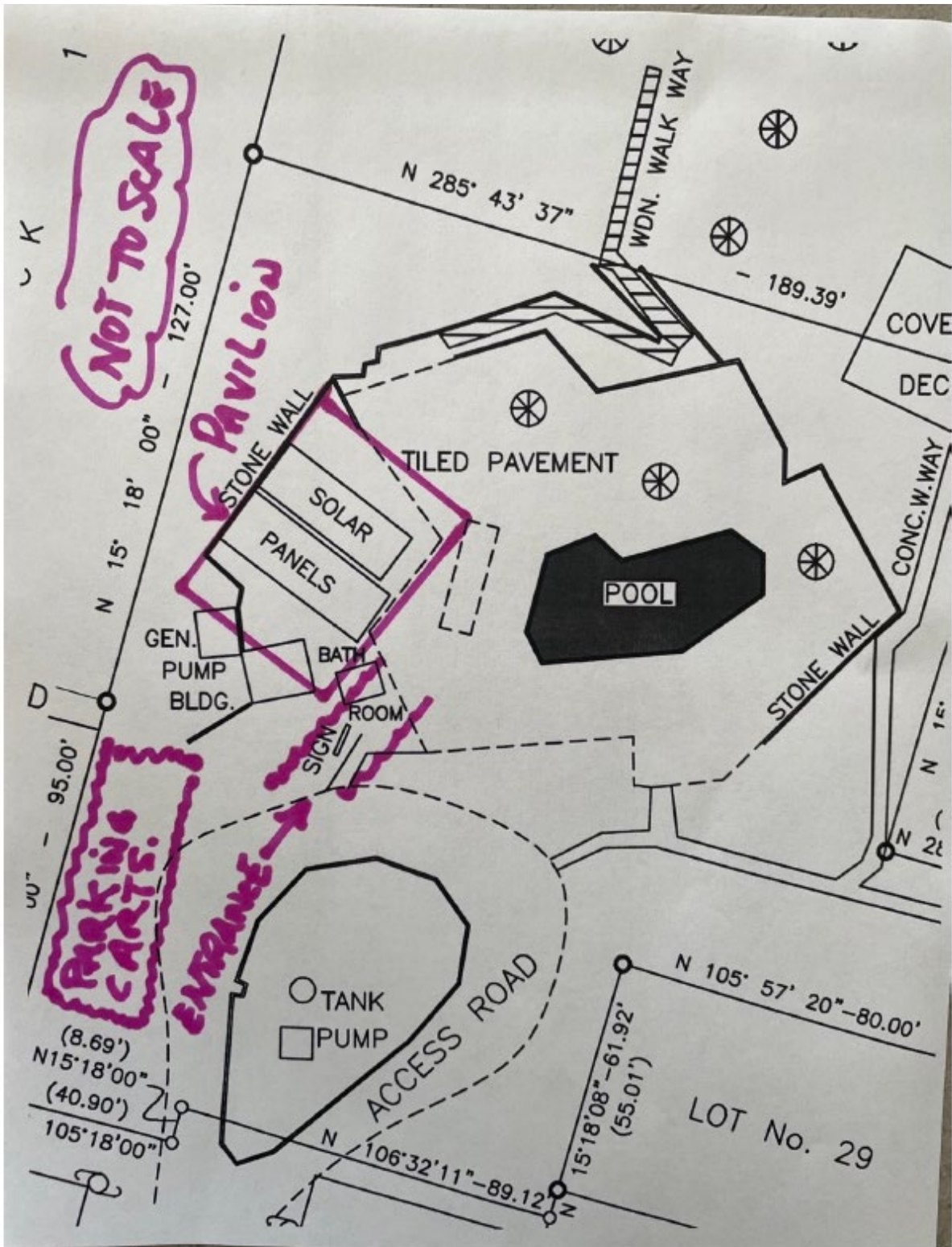
The project will also entail the removal of the existing bathroom and the integration of the pool pumps on the south side into the new building along with the pool heaters.

I have put together a DRAFT list of features and amenities that we are planning to consider that will form part of the overall project. I wish to emphasize this is a DRAFT list and by no means restricted and final scope will be determined based upon many factors including the budget over the time period to complete the project. For example, some of the chattels may be incorporated as our budget permits.

1. The building will be a symmetrical pitched 2 sided white aluminum roof with open front gable, facing East and with a closed rear end West gable bordering villa 591.
2. Open beam frame deigned and constructed to Miami Dade HWHX
3. Solar panels with battery storage for supplemental electric pool heating
4. Individual "Men's" and Lady's" bathrooms on back west end of the building.
5. ~ 5' high stone walls on North and South sides
6. West wall end Gable will be closed
7. South side gable open.
8. Propane overhead patio heaters.
9. Propane BBQ grill.
10. Propane Fire Pit
11. Propane fired Pizza oven
12. Wet bar with hot and cold fresh water service,
13. tankless hot water heater,
14. RO system with ice maker.
15. Bar fridge
16. Walk up bar and a bar area with stools.
17. Ceiling fans
18. Audio Visual system with projector/ pull down screen for movies/ TV streaming.
19. Audio system with speakers for pool parties, dances, water aerobics etc.

20. WIFI service
21. Both fixed and Retractable screens on all openings (no more PM pesty no-see-um's)
22. Patio sofa furniture, tables, chairs
23. A new Mechanical room to combine the pool pumps and pool heaters into a central area to the south
24. 8-10 Golf cart parking area to the west off circle
25. Larger entrance off the north side of circle into the pavilion and pool area.
26. Security cameras
27. Porcelain tile flooring over the concrete base.
28. LED overhead lights.
29. Please feel free to add to the "wish list" and send me your comments, questions etc.





Derek Russell Murray