

**BEACH VILLA OWNERS' ASSOCIATION**

**BOARD OF DIRECTORS**

***Minutes of the Meeting of November 10, 2022***

**1. Call to order:** The meeting was called to order by President, Bill McLean, at 4:06 PM. Board members Allen Butts, Bill Chew, Joni Manz, Bill McLean, Derek Russell-Murray, and Susan Slaff were present. Steve Wainwright was absent. Also present were John Monaghan, Building Committee Chair, and Shantell Brutus, General Manager.

**2. Minutes of the meeting of July 13, 2022:** The minutes had been previously distributed. Allen Butts moved their approval as written, seconded by Susan Slaff. There was no discussion. The motion was unanimously approved.

**3. Storm update:** Bill McLean gave an update on Hurricane Nicole, with no major property damage reported and only minor damage to the beach, dunes and grounds. The clean-up has begun. It will be necessary to empty the pool to clean out the sand. All but one of the pole lights around the pool were damaged and will have to be replaced.

**4. Committee Reports**

**a. Building - John Monaghan:** John had previously distributed the matrix showing the status of villas currently undergoing work that required a building permit. There were no questions. Bill McLean reported that the owners of Villas 631 and 505 were in TC to begin the rebuild of those villas, both of which had been totally destroyed in Hurricane Dorian.

**b. Landscape/lighting - Joni Manz:** Joni reported on her research into alternative lighting types for both street lighting and walk-way lighting, with samples having been ordered so that we can actually experience the amount and quality of lighting. There was some discussion of lessons learned from our experience with the lighting installed post-Dorian, including the need to use aluminum fixtures that will be resistant to salt corrosion.

**c. Pool/Beach - Derek Russell-Murray:** Derek reported on the purchase and installation of shade sails on the observation deck and the pending installation of the synthetic thatch umbrellas for the beach and pool areas, with the planned installation postponed until next week (11/14/22) due to weather.

**d. Fire/Safety/Security - Bill Chew:** Bill has agreed to be an advisor to the Treasure Cay Emergency Services Organization (TCESO) as it rebuilds post Dorian. Bill reported that basic firefighting ability now exists, with sufficient equipment and staff to respond to fires. However, the current volunteer force lacks anyone qualified to drive the available ambulance and a government-required training course will be held in Treasure Cay for volunteers who, upon

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completion of the course, will be able to drive the ambulance. Emergency medical care will have to be provided by a trained EMT from Marsh Harbor until/unless TCESO is successful in recruiting its own EMT staff. It was noted that the BVOA has budgeted funds to support TCESO but that funding is being withheld until there is evidence of an adequately supported and trained staff.

e. Finance - Susan Slaff: Treasurer, Susan Slaff reported that attempts to open savings accounts at US based Chase and Wells Fargo banks was unsuccessful. She also reported that the process of reviewing 2022 financial performance in preparation of budgeting for 2023 has started. The goal is to have a draft budget to the Board by late in November/early December so that the Board has sufficient information to set the Annual Fee for the coming year.

**4. General Manager's Report:** Shantell Brutus commented on the process of budget review and preparation, as well as plans for the property clean-up.

**5. Sale of Villas 536 and 604 update:** Bill McLean reported that all funds (\$81,000) from the repossession and sale of Villa 604 have been received. Net to the BVOA after repaying itself for unpaid dues, interest, late fees, gutting the villa, replacing the roof, legal and banking fees, etc. was approximately \$17,000. Villa 536 continues to be a pending transaction. The buyers have proceeded with the rebuild at their financial risk during the pendency. As with all matters legal, no hard prediction is being made about a closing date.

**6. Sewer & TCL updates:** Bill McLean reported that until the recent delay caused by weather, the overall sewer project in TC has been on schedule, although the status of availability of 3-phase power for the new lift stations has not been confirmed. The BVOA was scheduled for electrical and lift station installation the week of 11/7/22. Bill will check with the project coordinator on the revised sewer schedule and the power company schedule. Sewage pumping has been regular and without issue.

Bill noted that there was nothing new to report on the sale of Treasure Cay, Ltd. and that TCL has yet to make any public announcement regarding the property again being available on the open market.

**7. Incomplete villas (list previously distributed):** The Board had previously received an update on the status of villas still needing to be completed. Bill McLean reported that condition letters and emails are now being sent to the owners of villas most needing attention and indicated that the Board will have to bring definition to the Deed of Conveyance language regarding the requirement that owners keep their villas in "good condition." There are approximately a dozen villas

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with much work remaining to be done and little recent evidence of efforts to get it done.

**8. General Manager performance review & salary adjustment:** Shantell and Bill McLean reported that a performance review process is under way as based on the General Manager's job description. Bill noted that with a positive review, Shantell would be due an increase in pay retroactive to the beginning of her fourth month of service.

**9. Adjournment** There being no other business to come before the Board, a motion was duly made and seconded to adjourn the meeting, with a unanimous vote in the affirmative ending the meeting at 5:10 PM.

Respectfully submitted,

William J. McLean, III (acting as secretary)