

BEACH VILLA OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

Minutes of November 24, 2021

1. Call to Order - The meeting was held via zoom and called to order by Chair Bill Mclean at 4:20 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 October 13, 2021 - Motion to accept the minutes was made by Allen Butts and seconded by Derek Russell-Murray. Motion was passed by unanimous vote.

3. Committee Reports - Building Committee Chair was unable to attend the meeting. John provided a written report to the board. Bill Mclean and Bill Chew visited villa 694 to review the front porch roof which is non-conforming. The owner of 694 is working cooperatively with the builder to correct the issue. The owner of villa 594 will be back in Treasure Cay within the next few weeks and the board will discuss the roof line of the addition with the owner to confirm that project conforms with Bahamas building code. John Monaghan circulated his revisions on roofing projects to the advisory committee and all are in favor of the revisions. The revision will be presented to the board in the near future for action.

4. Update of Treasure Cay Sewer & Water - Bill Mclean reported that Abaco Strong has agreed to assist in establishing a conduit for receiving and distributing homeowner association funds for the Treasure Cay sewer project. The concept is for special/separate account to be established. Each HOA board will approve expenditures of their respective funds. Once the account has been established the board will vote on transferring \$1,000 per villa to the account to be utilized to purchase of new lift stations. HOA participation includes BVOA, Palm Bay, Royal Poinciana, Bahama Beach Club, Ocean Villas, Atlantis, The Cottages and Pineapple Point. In addition, the future owners of Suncrest Village have indicated a willingness to participate after completion of the sale. Mariners Cove and Royal Palm both indicated they will likely participate once the legal issues for each association have been resolved.

The new water tank located by the Treasure Cay Airport is now online delivering approximately 25 -30 PSI. Sewer pumping service has been consistent. The board has tabled purchasing a portable holding tank. One owner is currently operating a water booster pump. This equipment takes water away from other villas when in use and should be permitted only in conjunction with a water pressure/storage tank. The board will address use of this equipment.

5. Update on Villa 604 - BVOA received word from our attorneys to proceed with the sale of Villa 604. The board voted to auction the villa via sealed bid with a minimum bid of \$70,000. Motion was made by Allen Butts and seconded by Doug Young. Vote was unanimous.

6. 2022 Budget Draft - The 2022 draft budget was presented with a charge of \$4,400 per single share villa. After much discussion it was decided that the budget would be presented to the board in December. The target fee will be \$4,200 for a single share, \$3,675 per lot for those with additional lots on the same parcel, \$1,838 for those with an additional half share on the

same parcel and \$3,150 for a 3/4 share lot. The garbage receptacle allocation of \$25,000 will be removed from the budget as BVOA will continue to utilize the new truck to remove trash.

Discussion ensued regarding some line items and whether or not those items are necessary in the 2022 budget. Members of the board agree to contact Bill McLean, Susan Slaff and Selisha Thompson after the meeting with any concerns regarding line items in the draft budget. Bill, Susan and Selisha will hold a follow-up meeting on budget detail.

7. Other Business - Steve Wainwright presented some concerns of an owner regarding the current lighting in the BVOA. Steve will email all board members after the meeting with lighting concerns and issues to be brought up at the December meeting.

8. Adjourn - A motion to adjourn the meeting was made by Allen Butts and seconded by Susan Slaff. Vote was unanimous and the meeting was adjourned at 5:41 PM

Respectfully submitted,

Steve Wainwright
Secretary, BVOA

Follow up to Board Meeting of 11-24-21:

Bill McLean, Susan Slaff and Selisha Thompson held a budget work session on Friday, November 26, 2021, which resulted in a Draft V of the 2022 budget and a recommendation to the Board for a base fee of \$4,200 plus the \$2,000 sewer assessment for a total of \$6,200. Those who have paid all or part of the sewer fee (nearly 90%) will be credited the amount paid.

Draft V and the resulting schedule of fees was distributed electronically to the Board and the Board held a brief work session via Zoom on November 29, 2021, at the conclusion of which the Board was polled, with Steve Wainwright abstaining and all other Board members approving the fees as presented below.

Annual fees, without consideration of the sewer fee:

	<u>Annual</u>
Villas on a single lot (1 share)	\$4,200
Villas on a double lot (2 shares)	
First Share	\$4,200
Second Share	<u>\$3,675</u>
Total	\$7,875
Villas on a triple lot (3 shares)	
First Share	\$4,200
Second Share	\$3,675
Third Share	<u>\$3,675</u>
Total	\$11,550
Villas with 1.5 shares	
First Share	\$4,200
Half Share	<u>\$1,838</u>
Total	\$6,038
Villas with a 3/4 share	\$3,150