

BEACH VILLA OWNERS ASSOCIATION

BOARD OF DIRECTORS

Minutes of the Meeting of December 7, 2022

1. Call to Order: The meeting was held via zoom. Chair Bill McLean called the meeting to order at 4:13 PM. Those in attendance, Bill McLean, Allan Butts, Bill Chew, Susan Slaff, Derek Russell-Murray, Joni Manz, Steve Wainwright and General Manager, Shantell Brutus.

2. Minutes of the Meeting of November 10, 2022: A motion to accept the minutes was made by Allen Butts and seconded by Bill Chew. There was no discussion. The motion was approved by all except Steve Wainwright who abstained, as he was unable to attend that meeting.

3. Sewer Update: Bill McLean reported progress is being made as new sewer piping is now installed from the roundabout by the pool to Treasure Cay Road. The trenching for the power line is expected to follow in a few days.

4. Building Committee: John Monaghan, Committee Chair, was unable to attend the meeting. He sent an update to the board prior to the meeting. The only item was from Villa 524 regarding the construction of a small concrete pad at the rear of the property. The application met all requirements and has been approved.

5. Update on lighting: 4 of the newly purchased pathway lights were installed on the path between Villa 521 and Villa 526 and observed over a period of a few days. It was decided that this particular light fixture was inadequate for the BVOA pathway lighting needs. The lights have been moved to the pool area as decorative lighting. It was also determined that the new street lights being tested would need to be placed 8 feet above ground. This particular fixture cannot adequately replace the current street lights but may be used to fill in some gaps. Joni Manz will discuss additional alternatives with our vendor in Florida. More information to follow. BVOA currently has an order of our now standard street lights at the dock in Marsh Harbor waiting for pickup and installation.

6. Pool & Beach: Derek Russell-Murray reported on our experience with the two sails installed at the observation deck following a two-day wind event of approximately 20 -25 MPH., noting that stronger cables and pulleys will be installed. He also reported that construction of Tiki umbrellas at the pool and beach is underway and going well, with 3 umbrellas installed at the pool and 5 to be installed on the beach. Derek mentioned we may need to grow sea grapes along the pool wall to reduce the blowing sand making its way to the pool area.

7. Fire Safety: Bill Chew reported that a training session was recently held at the fire station. There are now 10 individuals certified to drive the fire trucks and ambulance. The fire brigade recently responded to a house fire in Leisure Lee and a utility pole fire on Banyan Road.

8. Ombudsman Report: Steve Wainwright stated there was nothing to report at this time.

9. Finance: General Manager, Shantell Brutus and Treasurer Susan Slaff are working on the 2023 budget and delivered a preliminary report to the board about projected year-end 2022 performance and budget priorities for 2023. Steve Wainwright requested the addition of two line items on the quarterly financial statements to show (1) cash on hand excluding

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capital reserves and 2) cash on hand in the reserve account(s).

a. Employee Christmas Bonus: A motion was made by Sue Slaff to provide a Christmas bonus of 1 week's pay for each BVOA employee. The motion was seconded by Bill Chew. There was no discussion and the motion passed unanimously.

b. Employee Salary Increase for 2023: A motion was made by Bill Chew to provide each employee a \$1 per hour increase for the 2023 year. The motion was seconded by Derek Russell-Murray. There was no discussion and the motion was passed unanimously.

c. Support of Community Effort to Control Feral Dogs: Sue Slaff made a motion to provide an annual donation to the HIT Foundation for dog control and dog trapping. The motion was seconded by Joni Manz. There was discussion about the ongoing threat from feral dogs and the need to support a community-wide effort to eliminate the threat. The BVOA has purchased one trap for use within the association property. The motion was passed unanimously.

d. BVOA Annual Dues for 2023: A motion was made by Allan Butts and seconded by Sue Slaff to set the 2023 dues at \$4,200 for a single lot, with the intent that the dues structure will remain the same as the 2022 dues.

e. Rebate of Sewer Treatment Reserve: Bill McLean reviewed the history of setting the original sewer reserve at \$2,000 per villa, with \$1,000 designated for lift station replacement and the other \$1,000 for an eventual sewage treatment solution. As there is no serious ongoing discussion regarding treatment, and Water/Sewer Corporation (WSC) has indicated that it has no intention of installing treatment equipment, there is no reason for the BVOA to continue to reserve funds for that purpose. A motion was made by Sue Slaff, seconded by Joni Manz, and voted unanimously in the affirmative to credit \$1,000 per villa of the original \$2,000 sewer assessment to those villas for which the entire \$2,000 assessment has been paid, credit to be applied to the 2023 dues.

10. Other Business: Steve Wainwright reported that there had been an owner inquiry about the use of Guaranteed Investment Certificates as an alternative to the BVOA's current use of "timed deposits" (certificate of deposit) with Royal Bank of Canada (RBC). Shantell Brutus was asked to check with RBC and to report back.

11. Treasure Cay Beach Study: Bill McLean discussed the need for a Treasure Cay Beach study that will hopefully include participation from all home owner associations. More to follow.

12. Adjournment: On a motion duly made, seconded and voted unanimously, the meeting was adjourned at 5:10 PM.

Respectfully submitted,

Steve Wainwright, Secretary