

**BEACH VILLA OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**FEBRUARY 23, 2023**

- 1) **Call To Order:** The meeting was called to order by Chair Bill Mclean at 4:10 PM. Those in attendance were Bill McLean, Bill Chew, Joni Manz, Susan Slaff, Allan Butts, Derek Russell-Murray and Steve Wainwright. Also in attendance were General Manager, Shantell Brutus, and Building Committee Chair, John Monaghan.
- 2) **Minutes of January 18, 2023:** A motion to approve the minutes from the January 18, 2023 meeting was made by Allan Butts and seconded by Bill Chew. Vote to approve was unanimous.
- 3) **Sewer Update:** Bill McLean reported he was informed that three phase power will be pulled through the conduit to the BVOA lift station on 2/24/23. The community-wide construction contract has been extended to the end of March, which is the projected completion date of the sewer project. In addition, Bill was informed that each HOA lift station would be wired to allow a generator installation at the expense of the HOA.

4) **Committee Reports:**

**Building Committee:** John Monaghan forwarded the 2023 activity report prior to the meeting. Three applications have been received and are pending. Villa 501 will require a survey for the southeast corner of their lot before construction of an addition can be approved.

**Pool/Beach:** Derek Russell-Murray reported the "windjammer" and sea wall project between the pool and beach was completed on 2/20/23. Shantell has ordered new hardware for the sails located on the observation deck. Hardware arrived on 2/22/23 and will be installed shortly. It was determined that there are three pieces of thatched roofing still needed for one of the tiki umbrellas on the beach. The manufacturer has been notified and negotiations are underway to have those pieces shipped.

**Fire Safety/Security:** Bill Chew reported there was no news at this time.

**Ombudsman Report:** Steve Wainwright reported that he had received two inquiries regarding resort lighting. Both owners were informed that the board has no interest in further investigating resort lighting at this time. In addition, an owner inquired about the lack of a fence policy within the building regulations. This inquiry was reported to the Board.

**Finance:** Susan Slaff reported she is still in negotiations with Bank of America on establishing a second account. It was decided a second account with BOA is not an option as it could jeopardize the current account. It was also reported the 2022 audit has not been completed. There has been a delay on the auditors end as a new person at the auditing firm was assigned our account. It is hoped that the audit will be available by the end of February. Shantell reported cash balances of \$80,000 in the RBC account and \$361,488 in the BOA account.

- 5) **General Manager's Report:** Shantell Brutus reported the Community Center has been reserved for the Annual General Meeting on March 11, 2023. Cranston Symonette will run a hard wire Internet connection from the parsonage to the Community Center to in support of a reliable Internet/Zoom connection. The Reverse Osmosis system is back up and running after the most recent water quality report.
- 6) **Annual Meeting Planning:** Bill McLean distributed a draft of the agenda for the meeting, which was approved by the Board. It was agreed that any items requiring a vote of the membership must be submitted to the Board in writing by Friday, March 3, 2023 at 5 PM.
- 7) **Villas Needing Work:** Approximately 12 villas are still in need of substantial work. However, some of those villas have recently closed and the new owners have reported work will begin shortly. Currently there are 3 or 4 owners whose villas need substantial work who are unresponsive to the Board requests for renovations. The board will decide when to enact fines of \$100 per day.
- 8) **Draft of Fence Policy:** The board has approved fencing in the parking lot area by the office primarily for safety reasons. A draft fencing regulation was submitted and discussed by the board. A motion to approve the fence policy, as amended by John Monaghan, was made by Allan Butts and seconded by Susan Slaff. The vote was unanimous. (copy attached)
- 9) **Family Leave:** This issue was tabled until the next board meeting.
- 10) **Motion to adjourn** was made by Allan Butts and seconded by Joni Manz and unanimously approved. The meeting was adjourned at 5:11 PM.

Respectfully submitted,

Steve Wainwright, Secretary

### **BVOA Policy on Fences**

We live in close proximity to one another on very small lots and achieving some sense of privacy is a challenge. However, we all knew when purchasing a Beach Villa that we would be living with the sights and sounds of numerous near-by neighbors. Therefore, so as not to further clutter and diminish the existing landscape, fences between properties are not permitted and owners are encouraged to make liberal use of natural (vegetation) barriers.

Wood fences have previously been approved adjacent to the main parking lot in front of the laundry, where safety is an additional concern beyond privacy because that parking lot has much more traffic than any of the others. Existing fences there and elsewhere are considered “grandfathered.” Current and subsequent owners of grandfathered fences will be required to maintain vegetation on the BVOA side of the property to effectively screen the fence.

Repair and replacement of any fence that pre-dates this regulation shall require permission of the Board. Existing fences that are in disrepair or in need paint or stain must either be brought into compliance with this regulation or be removed. Permitted materials include pressure-treated wood and synthetic wood, the style and color of which must be approved.

Installation of a fence shall be a minimum of 1’ inside the property line. Maintenance of any fence, including staining/painting and replacing worn or damaged parts, is the responsibility of the owner.

The installation of fences of any type requires a building permit, obtained from the BVOA office. No construction of any type may begin prior to the issuance of a building permit.