

**BEACH VILLA OWNERS' ASSOCIATION**

**BOARD OF DIRECTORS**

**Minutes of the Meeting of April 19, 2022**

- 1) **Call to Order:** The meeting was held at the Chew residence and via zoom. Meeting was called to order by Chair Bill McLean at 3:30 PM. Those board members in attendance were Bill McLean, Bill Chew, Derek Russell Murray, Joni Manz, Susan Slaff and Steve Wainwright. Absent was Allen Butts. Also attending the meeting were building committee Chair John Monaghan and General Manager Shantell Brutus.
- 2) **Meeting Minutes of March 15, 2022:** A motion was made by Steve Wainwright, seconded by Bill Chew to accept the minutes of the March 15, 2022 minutes. Vote was unanimous.
- 3) **Committee Reports:** John Monaghan, Building Committee Chair, submitted an updated exhibit of construction activity to the board. Villas 563 and 549 are now in compliance with BVOA building codes. Roof material was approved for both villa 505 and villa 631. Villa 573 has submitted an application for a patio expansion which was also approved. Villa 583 has a pending application for concrete walkways. John will confirm setbacks before final approval. Bill McLean discussed fencing within BVOA. The board has historically recommended plantings for privacy between villas. Any fencing requests along the various parking lots will be reviewed by John Monaghan. In the meantime, John has been asked to work on wording regarding fences for inclusion in the BVOA Building Regulations.
- 4) **Committee Assignments:**

Landscape/Lighting/Irrigation, Joni Manz, Chair: Joni has started research for walkway solar lights. Early results show the cost as expensive. More research to continue.

Pool/Beach: Derek Russell-Murray agreed to chair this committee. Derek stated he will meet with Israel and Shantell to create a checklist for pool operation and maintenance. Furnishings at the pool will be researched and priced. For the cabanas and pavilion Derek suggested an architect and structural engineer be used to ensure the building design and construction methods will be approved for our high wind hazard zone. A contractor, Mr. Edgecombe, was recently brought on site to provide a plan and price for the beach cabanas. This is also the time of year BVOA has excess sand removed from the beach in the cabana and pool area. Derek contacted a contractor with the equipment required to complete this project. Pricing is forthcoming.

Fire/Safety: Bill Chew will chair this committee and Steve Wainwright will assist. Bill Chew reminded owners to have current fire extinguishers, smoke alarms and emergency air horns in their villas. BVOA has purchased these items for resale to owners. Contact Shantell for purchase. In the fall there will be a training exercise on the use of fire equipment. Lastly, Bill Chew has agreed to serve on the Board of the Treasure Cay Emergency Services Organization (TCESO), which is in the process of regrouping as to staff and equipment post Dorian. Former fire chief, Colin Albury has resigned and the TC department is now under the direction of the Marsh Harbor chief. There are 4 working fire trucks. Ambulances must be operated by licensed personnel and TCESO will have to send some of its staff to Nassau for training.

Finance/Audit/Reserve: Susan Slaff, Treasurer, will chair this committee and work closely with Shantell. The committee will review all of the assets of the BVOA that have a measurable useful life and replacement cost in order to develop specific recommendations for cash reserves. The current reserve account is maintained at Royal Bank of Canada (RBC) and the term limit expires 4/21/2022. Due to the expense charges to hold that account and the difficulty accessing the funds, a motion was made by Susan Slaff, seconded by Steve Wainwright, to open a new savings account at Bank of America to hold the BVOA reserve account funds currently held at RBC. Bill McLean, Susan Slaff and Steve Wainwright will be signatories. Vote was unanimous.

Ombudsman: Steve Wainwright has agreed to continue in this role, making himself available to owners who have questions of concerns regarding the operation of the BVOA and its Board of Directors.

Bill McLean thanked all those willing to fill the above roles and indicated that owner participation in any and all of the committees would be encouraged.

- 5) **Sale of Villa 536 Update**: Bill McLean updated the Board. On Friday 4/22/2022, the two-week posting period (a notice of the intent to repossess has been physically posted on 3 areas of the villa) will have been met and the repossession process will begin. The board will set a minimum bid on the property. The bid process will change slightly from the prior villa auction. In the last week of the bidding process, the high bid will be revealed and anyone wishing to increase their bid at that time will be allowed to do so. A motion was made by Steve Wainwright, seconded by Derek Russell-Murray, to set a minimum bid of \$70,000 for Villa 536. Vote was unanimous.
- 6) **Beach Maintenance**: This item was discussed under item 4.
- 7) **Sewer & TCL Update**: Bill McLean reported that Lift Station equipment has been delivered to Water & Sewer for 3 stations, including the Beach Villas, the roundabout and the station on the way to the gas dock. Water & Sewer has awarded the installation contract. Installation is required to be completed within 6 months.
- 8) **Summer Security**: Question for the Board. Is there a perceived need for Day and Night security at BVOA during the summer season? Steve Wainwright suggested Weekend, day and night coverage along with weekday night coverage. Bill McLean suggested that day and night coverage on holidays should also be provided. Shantell will discuss the weekend and holiday coverage with Leuben, who provided some security service last summer, and will report back to the board with her findings.
- 9) **Other Business**: Dues in arrears: A list of owners with past dues owed was distributed. Shantell continues to do great work in this area as the list is shrinking. Villa 675 closing took place without the attorney collecting the outstanding dues amount of \$888.90. This is owed by the prior owner or the closing attorney and is not the responsibility of the new owner. Shantell has been in contact with the attorney. The share certificate will not be issued without the past due amount having been paid.

An owner has requested a pull-up bar and step bench be installed somewhere in the pool area for exercise purposes. The board has requested specifications on the two items and will make a decision once the information has been received

10) **Motion to adjourn** was made by Bill Chew and seconded by Derek Russell-Murray. Meeting was adjourned at 4:21 PM

Respectfully submitted, Steve

Wainwright, Secretary

**Summary of unpaid dues as of 4/19/22**

<b>Account</b>	<b>Name</b>	<b>12/31/2021 Outstanding Dues</b>	<b>Q1 Dues</b>	<b>Q1 Late Fees</b>
675	Walker, Mary/ Higgins - Ecks	888.9	-	-
515	Vanderlan, Antoinette M	-	1,050.00	100
648	Newlove, Maggie	-	1,050.00	100
574	Schmeiding, Dr. Peter & Karen	-	1,050.00	100
631	Crowell, Randy & Kim	\$50.00	1,050.00	100
601	Rahming, Tanya	-	1,550.00	100
535	Von Diergardt, Norbert & Heidi	\$100.00	1,575.00	100
683	Dutoit/Ennis, Russell/Kristal	-	1,968.75	100
712	Yacoub, Dr. Magdi & Marianne	\$3,600.00	1,550.00	300
522	Carey, Vernelle and Charles	\$5,200.00	1,550.00	500
585	Roberts, Marcellus	\$5,000.00	1,550.00	500
684	Mellies, Neil II & Colleen	\$7,179.51	1,300.00	500
536	Durrell, Francine & William	\$11,267.30	1,550.00	500
604	Kranick, Hans Werner	\$18,654.03	1,550.00	500
<b>TOTAL</b>		<b>\$51,939.74</b>	<b>\$18,343.75</b>	<b>\$3,500.00</b>

Note that Villas 536 and 604 are in the process of being repossessed for non-payment. The repossession process will start on other villas that go two years without payment.