

BVOA BOARD MEETING MINUTES

MAY 6, 2021

1. The meeting was called to order at 3:00 PM by Chair, Bill McLean. Those attending were Bill McLean, Bill Chew, Derek Russell-Murray, Susan Slaff, Allan Butts, Doug Young and Selisha Thompson. Absent: Steve Wainwright and John Monaghan, Building Committee Chair
2. Approval of the minutes of the April 21, 2021 meeting. Motion to approve was made by Allen Butts, seconded by Susan Slaff. Vote was unanimous.
3. Sewer Update: The board is currently conducting two parallel studies, the first on a system owned and operated by BVOA and the second, remaining a part of the community sewer system. On the owned BVOA system, Derek reported that the committee (consisting of Derek, Allen Butts and Doug Young) is looking to establish the size required of the system, due to increased water pressure and increasing occupancy. A survey conducted by the committee shows the gallon per day usage shows 70 GPD to 200 GPD depending on a villa using a dishwasher, washing machine or having irrigation. The irrigation usage would not ultimately end up in the sewer so something less than 200 GPD would be on the top end. It was reported that a minimum of 2 systems would be required with possible a 3rd system to ensure the capacity of the system is adequate. The committee is looking for a location to house all of the system equipment however we may not have the Land required. More information will be available in the near future. Doug Young stated We should explore the permits required for an owned system before we spend more Time investigating the system. Allen questioned if we have the land available to house the system as they are sizeable. Again, this information will be explored. Bill M suggested the committee touch base with one of the local builders to find out the requirements of TCL and the local government for permits. Community sewer option update. Bill M Reported that he and Shawn Fay will meet with Craig Roberts from Bahama Beach Club On 5/7/21. No information has been made available by Craig regarding his second meeting with Prime Minister Minnis. BBC members were told not to plan on using the BBC condos this summer Due to the sewer issue. The current sewer pump-out schedule at BVOA should move to one day per week (2 loads) now that occupancy has been reduced. Bill Chew will check with an owner from Royal Poinciana regarding the progress being made on their investigation of the FujiClean sewer system. A dry well has been dug by the office for the laundry water. The well should be in use in the very near future so that laundry water is not going into the sewer.
4. General Manager's Report, Selisha Thompson: 56 villa condition letters were sent out describing the requirement of replacing roofs, windows, doors and exterior paint to be in progress by June 30, 2021 and completed by September 30, 2021. Selisha has received 25 emails and 16 phone calls from owners who are approaching the deadline. Most of the correspondence has been positive. Dues collection is also positive. For the year 2020, the receivables have been reduced to \$6,000. This does not include a couple of owners who are non-responsive and are not planning to rebuild. Our order of fertilizer has arrived and the crew is at work applying it. Sod has been installed along the main roads where the irrigation system has been repaired. Christmas palms have been delivered and will be planted. Completed villas can now purchase plantings and have them

installed by the crew. Fencing along Fox Lane has been approved by TCL and will be installed shortly to restrict access to the BVOA from the tennis courts. Water & Sewer has repaired some of the areas dug up during the water upgrade. Additional speed bumps will be added to the main roads. Summer security is currently being discussed. Selisha mentioned that our employees who have been living at the Farm will soon be displaced. She is working on finding housing for our staff.

5. Building Committee Report: John Monaghan was not present so Bill M reported that 3 applications have been recommended by John for approval. The Salett's (595-596) boundary survey has been completed and all work requested meets BVOA guidelines. Todd Thompson, Villa 561, has requested approval to replace a wooden deck with concrete. This project also meets BVOA requirements. Lastly, Gertrude McLean, Villa 526 has requested approval to build an attached storage shed 6 feet by 32 inches under the eaves of the villa. This request also meets BVOA guidelines. Bill Chew made a motion to approve all 3 requests, seconded by Derek Russell-Murray. Vote was unanimous to approve. More work is currently underway on the west dunes by a Bobcat. The large swale near Villa 595-596 that was filled with trees destroyed by Dorian, has been filled. The project should be completed by 5/7/21. The Bobcat operator also has a rake attachment and the area by the cabanas will be raked to remove any debris caused by Dorian.

6. Krainick villa update: Bill McLean spoke with the Krainick nephew and the potential buyer to get an update on the status of the sale. The idea of a quitclaim deed was proposed; however, attorney M. Craig Roberts recommended against that option. BVOA will move ahead with repossession proceedings on the Krainick villa. Selisha will check on the potential of back property taxes on the villa before we proceed.

7. Motion to adjourn at 3:48 PM was made by Bill Chew and seconded by Derek Russell-Murray and voted unanimously in the affirmative.

Respectfully submitted,
Steve Wainwright
Secretary, BVOA