

BEACH VILLA OWNERS ASSOCIATION

BOARD MEETING

JULY 13, 2022

- 1) The zoom meeting was called to order by Chair Bill McLean at 4:08 PM. Those in attendance were Bill McLean, Bill Chew, Joni Manz, Allen Butts, Derek Russell-Murray, Susan Slaff and Steve Wainwright. Also in attendance were John Monaghan, building committee chair, and GM Shantell Brutus.
- 2) Minutes of April 19, 2022. A motion was made by Allen Butts and seconded by Susan Slaff to accept the minutes as presented for the April 19, 2022 board meeting. Vote was unanimous.
- 3) A: Building Committee Report. John Monaghan distributed the updated construction status report. Villa 583 has a minor encroachment issue that has been addressed with the owner. Villa 631 and Villa 505 are both awaiting approval from town planning. Both have been approved by BVOA subject to approval from town planning.
- 4) B: Landscape/Lighting/Irrigation/Sidewalk Committee Report. Joni Manz reported that all sidewalks have been measured and the results will be transferred to a written report. In addition, wattage requirements for lights and costs associated with lighting will be provided by written report. Joni reported that a number of overhead wires within the BVOA complex will require specific placement of overhead lights to avoid the wires. Joni is also looking into keeping current light posts and painting the posts to improve the look. Discussion ensued regarding how cost effective LED lights are to run. A local landscaper has been contacted on where and what to plant within BVOA. Discussion ensued regarding home motion solar lights. Joni suggested the board recommend certain lights to keep a uniformed look. Steve Wainwright suggested the lighting project be split into two projects, one for solar sidewalk lighting and the other overhead lighting. Due to the scope of the entire project concentrating on sidewalk lights first followed by overhead lighting should allow the board to move forward with a decision. The board was in agreement and Joni will focus on sidewalk lighting initially. It was agreed to purchase some sidewalk lights to install as an experiment.
- 5) Pool/Beach Committee. Derek Russell-Murray reported a shaded area on the beach to replace the cabanas is being considered. A sail system was recommended due to cost a flexibility of removing sails during storms. Units are moveable as a concrete base is not required. A motion was made by Steve Wainwright, seconded by Allen Butts to purchase two sails for the shade areas and to negotiate with Colin Albury for the purchase of poles. Vote was unanimous. Derek also discussed a two person umbrella system. Shantell will research thatch umbrellas for the beach area. Shantell reported the furniture inventory. BVOA currently owns 19 lounge chairs, 29 upright chairs and 5 tables with umbrellas. There are also 3 tables requiring assembly.

Shantell will order 3 additional umbrellas. Derek received a proposal to install a sand shield on the wall by the pool. The proposal was expensive. Derek will research additional proposals.

- 6) Fire/Safety/Security. Bill Chew reported he will send out a reminder to all owners to purchase fire extinguishers and air horns from the office. The office has ample inventory at this time.
- 7) Finance. Sue Slaff presented the results for the first 6 months of the fiscal year. The VAT entry was incorrect and Shantell will provide the correct figure and forward to the board. Funds for the sale of Villa 604 will hopefully be received by the end of 2022. On banking, Sue reported that Bank of America has ceased opening foreign accounts, after being informed the bank would open an account for BVOA. The existing checking account is intact. Sue will investigate other banking institutions to open a savings account. RBC still does not have the paperwork available to add Sue and Steve as signatories to the account. RBC will contact Shantell once the paperwork is available.
- 8) Ombudsman Report. Steve Wainwright reported that the past few months have been quiet regarding contact from owners. One owner did inquire about lighting and landscaping. The owner was informed the issue would be discussed at the July 13, 2022 board meeting and to follow up with any questions.
- 9) General Manager Report. Shantell reported that Villas 566, 571, 574, 589, 671, 684 and 713 are not in compliance with the board action plan for repairs from Hurricane Dorian. Sue Slaff made a motion to send letters (with photos) to those owners stating October 31, 2022 is the deadline for compliance or fines of \$100 per day will be assessed. The motion was seconded by Allen Butts. Vote was unanimous. Shantell was able to collect two outstanding dues balances of \$14,000 and \$11,000 to avoid repossession of those villas.
- 10) Sale of Villas 536 and 604. Both sales are still pending. 604 is in the legal closing process and 536 is still in the repossession process.
- 11) Sewer Update. The sewer project is ongoing. Work has not yet started in the BVOA. Derek inquired about lift station deliveries. Bill McLean will check with water and sewer on behalf of the board.
- 12) Summer Security. A security person has been hired for weekends and holidays from 11 AM-6PM. We also have the overnight security continuing.
- 13) Other Business. Diane Marquis informed the board she recently had a discussion with her insurance broker JS Johnson from Nassau. Diane forwarded information regarding the fire extinguisher and air horn she purchased. The insurance broker passed that information along to the insurance company as a positive underwriting issue.
- 14) Motion to adjourn was made by Derek Russell-Murray and seconded by Allen Butts. Vote was unanimous and the meeting was adjourned at 5:33 pm

