

**BEACH VILLA OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS**  
**MINUTES OF THE MEETING OF APRIL 22, 2021**

**Call to Order:** The meeting was called to order at 3:00 PM by Chair Bill McLean. Others in attendance included Board members Bill Chew, Doug Young, Susan Slaff, Allen Butts, Steve Wainwright, Derek Russell-Murray, and Building Committee Chair, John Monaghan.

**Approval of the Minutes of the Meeting of April 8, 2021:** A motion to approve the minutes was made by Allen Butts and seconded by Bill Chew. The minutes were unanimously approved.

**Security/Fencing:** General Manager, Selisha Thompson received a bid to install fencing along Fox Lane that was in excess of \$5,000. Management decided to purchase the materials and have the BVOA crew install the fencing. saving approximately \$2,000.

The board heard back from Bob and Ann Lucas who have given permission for their villa to be used by BVOA security staff over the summer. Bill Chew checked with Steve Pedican regarding a golf cart rental for 4 months for security staff. (A quote of \$750 per month was subsequently received.) Other alternatives will be explored.

Paula Morley (TCL) inquired about the status of the Krainick villa from a safety standpoint due to the upcoming displacement of individuals at the farm. BVOA will nail opening shut to prevent individuals from entering. Atty Roberts also provided information regarding the Krainick (Villa 604) closing. Due to complications of working with probate in a foreign country (Germany), the process will continue to be delayed.

**Sewer/Water update:** RO water at the BVOA laundry has been tested by a lab in the US and is safe for drinking. Selisha will have the water tested on a monthly basis. Water from the public source was also tested. This water also passed; however, it is not recommended for drinking. On the sewer front, Dan Proctor, Bill McLean and John McIntosh (former WSC employee) were to meet and review the condition of the sewer lift stations throughout TC on Monday 4/19 as part of a plan for their repair. Meeting was postponed due to the death of John's son over the weekend from a vehicle accident. John and others will provide bids for the rebuilding of the lift stations. Once lift stations have been repaired and are operational the focus will be on a wastewater treatment facility. The Prime Minister has provided his approval for the Treasure Cay home owner associations to initiate repairs to the sewer system and has indicated that the government will reimburse reasonable costs after completion.

Following lengthy discussion, Doug Young moved, seconded by Derek Russell-Murray that the BVOA undertake parallel planning for necessary repairs to the sewage system to include (1) participation with the other HOA's in Treasure Cay in repairing/replacing the sewer lift stations as needed and providing for sewage treatment and (2) investigating the equipment and costs associated with funding our own sewage treatment capability, both options having an estimated cost of \$2,000 per villa owner to be paid in two installments, the first due June 30, 2021 and the second due August 31, 2021. The motion carried unanimously.

**Building Repair Deadlines:** There was discussion about the ongoing materials shortage and delayed delivery of materials needed in the rebuilding of our villas. The Board indicated that it will be flexible on completion deadlines so long as owners can demonstrate that they have placed orders for the necessary materials to complete roof, doors, windows, shed/porch repairs, exterior painting, etc., and have arranged with a contractor for the necessary work to be done.

**Late Fees:** There was a discussion about the use of \$100 late fees charged on dues received after the published deadlines, vs the prior practice of charging 18% interest. No actions were taken.

**Committee Reports:** John Monaghan, building committee chair, reported that Tara Sawyer (Villa 643) approached him regarding a concrete patio she installed at her new villa that encroached on her adjoining property. She will have the lot line adjusted to bring that patio into compliance with the building application approval. John also reported that Sandy Senn, buyer of Villa 694, had forwarded some information regarding building repairs. He has forwarded her an application to begin the process.

**Building applications:** The Board discussed late dues on villas that submit building applications. It was agreed that no building applications will be approved if dues are in arrears.

**Washing Machines:** The Board approved digging a dry well for the office laundry to eliminate the washing machine water from entering the sewer system. The well will be installed with a valve that allows the water to enter the sewer system at a later date once the sewer system is repaired. Individuals that own washing machines will also be required to install dry wells and detach their machines from entering the sewer system during our sewer crisis. This will be enforced via a rules addendum, motion made by Bill Chew and seconded by Derek Russell-Murray and unanimously approved. The alternative is to have all owners use the office laundry,

**Foreclosure:** The Board discussed foreclosure proceedings in the event a foreclosure is required on a villa for non-payment of dues. Villas 505 and 604 are past the 2-year period of non-payment of dues, beyond which the BVOA has the legal right to force the sale of the property. Both villas have pending sales agreements. Bill McLean will communicate with legal counsel about the legal options and costs thereof.

**BVOA Shares:** The Board discussed the importance of making sure that no share certificates were issued for properties having unpaid/delinquent fees. It was noted that some law firms handling sale transactions have been more responsive than others in checking that all fees are paid. However, our corporate attorney, Graham Thompson, which has been issuing the share certificates on all closings, is ultimately responsible for verifying that all accounts are current before certificates are issued. The General Manager will be asked to confirm this process with counsel.

**Adjournment** On a motion made by Allen Butts and seconded by Susan Slaff, the meeting was adjourned at 4:45 PM

Respectfully submitted,  
Steve Wainwright, Secretary