

BEACH VILLA OWNERS' ASSOCIATION

BOARD OF DIRECTORS

MINUTES OF THE MEETING OF JULY 14, 2021

1) The meeting was held via Zoom and was called to order by Chair Bill McLean at 4:14 PM. Board members attending: Bill McLean, Bill Chew, Derek Russell-Murray, Susan Slaff, Doug Young, Steve Wainwright. Also attending: John Monaghan, Building Committee Chair, and Selisha Thompson, General Manager. Absent: Allan Butts.

2) Approval of Minutes from June 3, 2021 meeting: Motion to accept was made by Doug Young, seconded by Derek Russell-Murray. Motion was passed unanimously.

3) Committee Reports, Building Committee: John Monaghan: Villa 549 has installed a roof that does not meet Bahamian code. John has contacted the owner and addressed the matter. Villa 634 is not in compliance with the filed and approved BVOA application. John has contacted the owner regarding measures to correct the issue. Villa 673 is working with the abutter regarding plantings that have encroached on the property of abutter.

4) Sewer & Water Update: Follow up contact was made with Water & Sewer Corp. (WSC) and engineering firm, Bron. The priority is excavation of the lift stations. BVOA has excavated the lift station located by the pool. John McIntosh, former WSC employee, has been hired by homeowner group to assist in identifying pipe locations. A second zoom meeting with WSC is scheduled for July 16, 2021, as requested by WSC. Water pressure is currently a problem for all of Treasure Cay. John Monaghan is currently in Treasure Cay. Pressure is so low that showers are not possible. Water & Sewer stated that additional pumps are on order to pump well water to the new holding tank. A Water & Sewer supervisor from Nassau was at the BVOA on July 14, 2021. He witnessed the pressure issue as well as the water odor issue.

5) Collection of Sewer Funds: Selisha reported that as of July 14, 2021, 52 owners have paid in full and 32 owners have paid the first half of the assessment. The total collected to date is \$144,000. We currently have many owners in arrears on the sewer assessment. A motion was made by Doug Young and seconded by Susan Slaff to apply a late fee of \$100 per quarter, with a 14-day notice on the first half that is in arrears (July 28th) and any second installment that is in arrears after August 31st. Motion was carried by unanimous vote.

6) Update on Dues: \$64,000 is currently in arrears. Of that amount, \$48,000 is from 3 owners, including one villa in the process of being repossessed and another that will be repossessed in early 2022. There are two new owners that are in arrears and an additional two owners that have not yet closed on the villas under agreement.

7) Update on Budget: For the 2021 calendar year, \$360,000 has been collected and \$28,000 is in arrears. BVOA has paid VAT of \$52,000 for the first quarter of 2021 and \$11,000 for the second quarter. Other revenue items: Laundry and RO water \$3,000 and assessment income \$700. The annual payroll budget is \$220,000. To date \$108,000 has been expended.

The pumping expense for the sewer year-to-date, including pumping, repairs, lift station excavation and laundry dry well, is \$10,000. Security expense as of June 30th is \$1,600 and pool expense year to date is \$13,000. Annual budget figure for pool expense is \$15,000. Luben and Pearson are currently sharing the security detail. No major incidents have been reported; however, both have had conversations with people attempting to access the pool area. Gates are locked each evening by our security team.

8) Update on Building Condition Compliance: 55 letters were originally sent with 47 of those identified as needing work still on the list. 6 villas have roof issues. One villa is undergoing demolition and 1 is currently under repair. All but 6 of the 47 outstanding have communicated with Selisha. The majority of those that have communicated have a rebuilding plan and are awaiting window delivery and installation before painting. A discussion ensued regarding the Durrell villa. Quotes will be obtained for roof replacement.

9) Other Business: Derek Russell-Murray inquired about staffing and new hires. Selisha stated all is well in that area.

The Board discussed the types of rentals taking place in the BVOA, noting that nearly all have been by TC owners coming to observe/oversee reconstruction. The Board wishes to convey to all owners who are renting out their villas that the infrastructure in Treasure Cay is not currently suitable for vacation rentals in the Beach Villas or any other property currently relying on community sewer and water. A review of some of the on-line advertisements for Beach Villas found many are unchanged since before Dorian and that non adequately explain the current state of rebuilding or the issues with sewer and water.

10) Adjournment: Meeting was adjourned at 5:37 PM

Respectfully submitted,

Steve Wainwright
Secretary, BVOA