

BEACH VILLA OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

AUGUST 20, 2024

1. **Call to Order:** The meeting was called to order by Chair, Bill McLean at 4:04 pm. Those in attendance were Bill McLean, Bill Chew, Susan Slaff, Allen Butts, and Joni Manz. Sharon McCann and Kim Donald were not present. General Manager, Shantell Brutus was also present.
2. **Minutes of the Meeting of July 16, 2024:** A motion to approve the minutes was made by Allen Butts and seconded by Bill Chew. Vote to approve was unanimous.
3. **General Manager's Report:** Shantell Brutus reported the landscaping crew is keeping up with the needs around the property given the amount of rain. The irrigation system needs to be extended to plantings at the end of Fox Lane. The estimate will be circulated to board members upon receipt.

Pool maintenance will likely be completed in mid-September. An email will be sent to all owners once the specific dates have been finalized.

The outstanding work on Villas 567, 697 and 589 has either been completed or is very close to completion. Dry wall is close to completion in Villa 585. Villas 571 and 696 have done very little work to date. Villa 665 is listed for sale.

Shantell reported that the financials/budget are on track. Collections are good with only a handful of owners being delinquent. The construction of the laundry/maintenance building has been completed and has received very positive reviews by the owners on site. The project has run approximately \$1,200 over budget.

Capital reserves look good but for legal expenses which are high due to fees associated with repossession of Villa 522 and the enforcement action regarding Villa 535. These fees will eventually be recouped upon the sale of the villa/award of legal fees associated with the enforcement action.

The landscaping team is a little behind on the list of summer projects given personnel vacation schedules. The

main project to be completed is patching potholes on Cabot Road and Fox Lane.

The new pool furniture is at Seacor and has been cleared for pickup. Lighting fixtures are on property and the project will begin after hurricane season.

Chair, Bill McLean gave a heartfelt thanks to Shantell for all of her time and hard work supervising personnel and dealing with the many projects completed this summer, especially the construction of the laundry/maintenance building.

4. Committee Reports:

Building - approval of detached garage for Villa 599:

Chair, Bill McLean clarified the particulars of the above building application that had been previously distributed and approved. At the time the board approved the construction of the larger villas on the four triple lots on the west side of the pool, the board also implemented a 10 foot setback requirement on each side of the individual property lines. This would give a 20 foot buffer between building structures. This setback requirement pertains to walls of a building and does not apply to roof overhangs. In this particular application, there will be a two foot overhang in the setback area. This is something that has been approved in other applications.

Finance Committee: Chair, Bill McLean discussed the final cost of the laundry/maintenance building construction which came in just under \$72,000. That is calculated to be \$80/sq.ft. inclusive of the total cost of labor and materials. The BVOA crew will paint the building once the weather permits.

Lighting Committee: Joni Manz reported that she is looking at the plantings to be used to create a visual buffer area between the pool, walkway to the beach and McCann villa. Joni will be obtaining estimates to share with the board.

Fire and Safety Committee: No report.

5. Updates: Chair, Bill McLean provided updates on the following issues:

a. Villa 535: There was some work done one weekend but no action has been taken since that time. Legal action will need to proceed. Contractor stated that owner is not returning his calls. Chair, Bill McLean has been in contact with the BVOA attorneys.

- b. **Villa 522:** All legal steps have been taken in regards to repossession of the villa. A tax stamp from the Treasury Department is needed and is currently pending. Every non-taxable (i.e., repossession) transaction must be individually reviewed by the Treasury Department. No progress has been made to date.
- c. **Laundry/office/maintenance building:** The new interior configuration of the building will need to be completed. The plans include enlarging the office by 10 feet, installing new plumbing and moving the washing machines to their final location. The new entrance to the laundry will be directly in front of the walkway to the building. The interior budget is estimated to be \$30,000 and will include a new office desk, chair and filing cabinets.

6. **Other Business:**

Bill Chew reported that the tractor mowing the golf course has died. A used tractor has been purchased and is being shipped from the States.

Bill Mc Lean reported that there is no new information regarding the pending sale of Treasure Cay but due diligence is ongoing.

7. **Adjournment:** There being no further business to conduct, a motion to adjourn was made by Allen Butts and seconded by Joni Manz. Vote to approve was unanimous and the meeting was adjourned at 4:43 pm.

Respectfully submitted,

Susan Slaff, Secretary

