

**BEACH VILLA OWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
Minutes of the Meeting of Tuesday June 23, 2026**

Call to Order:

The meeting was called to order by Secretary, Gertrude McLean at 4:05 pm. Those in attendance were Susan Slaff, Allen Butts, Sharon McCann, Mark Hendrickson, Gertrude McLean and General Manager, Shantell Brutus. Kim Donald was not present. Sharon McCann confirmed the quorum.

Minutes of the Meeting of Tuesday May 19, 2026:

A motion to approve the minutes was made by Allen Butts and seconded by Joni Manz. There was no discussion. Vote to approve was unanimous.

President's Report:

Sharon McCann reported on the progress with the quarterly newsletter, aiming for a July 2026 release, and discussed plans for a welcome program including tote bags and cutting boards with the Beach Villa logo for new homeowners.

Renovations Update:

Sharon noted positive progress on those villas that need to be brought to compliance for condition. Sharon discussed the need for proper documentation and permits when modifying existing structures, particularly regarding deck/patio modifications. Sharon emphasized the importance of creating a paper trail and suggested implementing a tracking system to track all approved work, even for projects not requiring formal exterior permitting.

An updated construction application has been approved by the Building Committee. Approved applications will have an expiration date of one year after signing and work will need to commence within that period of time or will require a new permit.

Vehicles Parking Regulations Update:

Sharon provided an update on vehicle parking regulations, announcing that stickers will be required for vehicles and golf carts, with a limit of two vehicles per villa property. The 2026-2027 stickers will be provided by the BVOA Office beginning in October. Homeowners who own vehicles and golf carts must be registered and insured with Bahamas Road Traffic. A Bahamian driver's license is required to complete this task. More information will be available in September and sent to homeowners.

General Manager's Report:

Shantell Brutus reported that the dues collections continue to be coming in with just three homeowners being tardy. No messages in the suggestion box currently. Only two homeowners are in residence. The continued power outages have been an ongoing problem and hopefully BPL will fix the issues. The half-year budget will be available for the BVOA board meeting in July. Shantell will follow up with Auto Mall for the delivery date of the new landscaping truck.

Building Committee:

Joni Manz reported on villa property issues, particularly regarding encroachments and construction projects.

- Villa 535's owner is working on electrical and interior projects with a target completion date of July 1st for electrical work and a completion goal of the villa by the end of 2026.
- Villa Owner Sidewalks connecting to BVOA sidewalks require building committee review and permission prior to connecting.
- Construction must adhere to property line regulations and require board approval
- Joni also reported that Villa 696 is working on completion.
- Villa 695 Storm Drain - The temporary wooden cover currently over the storm drain will be replaced with a proper metal grate by the BVOA.
- Joni reported on pool area enhancements including lighting, landscaping, and sod installation where the solar panels were located. Sharon suggested some wooden raised planters along the one side with flowering plants. Joni suggested raising the pump house roof and including a storage area for games etc. Quotes will be requested.
- Joni inquired if the generators are being tested for sound. Shantell will follow up with this request.
- Flowers are being added to Fox Lane.
- The Board discussed the need to review building/site applications that include confirmation of setback requirements being met.
 - On a motion by Susan Slaff, seconded by Allen Butts, the Board unanimously approved a \$120 fee for setback applications, payable by the homeowner. This fee will compensate local builder Allie Edgecomb, who will be contracted to review applications, provide recommendations to the Board, and inspect the setback sites.

Fire and Safety: Nothing to report at this time

Social: Kim Donald is working on a social calendar starting with events in September for homeowners to have when they return. If interested in being on the social committee, please contact Kim Donald, Shantell Brutus or Sharon McCann.

Rubbish Situation Update:

Discussion of garbage management solutions, including a proposal for a dump trailer system. There was discussion regarding the old, in-ground rubbish receptacles which some have old garbage in them, which homeowners need to remove. Possible rubbish containers could be put in the parking lot when the truck is not available. This is a work in progress and discussions continue.

Next Meeting:

Monday July 20, 2026, at 4:00 PM

Adjournment: There being no further business, a motion to adjourn was made by Sharon McCann, seconded by Allen Butts, and voted unanimously in the affirmative at 5:14 pm.

Respectfully submitted,

Gertrude D. McLean
Secretary