

WEST COAST LIMITED Q&A

1. RAYMOND MCKENZIE, requested to see the most recent land tax bills and receipt for Lot 40 and the Beach Club.
 - a. *Please attachment with land tax bills and receipts.*
2. DAVID ROE, commented that the General Manger's report was sent out to shareholders far too late for anyone to give consideration. Mr. Roe also commented that "Any other business" should be on the agenda. ANDRES KUSAY: commented that there should be a director's report and also called for "Any other business" to be included on the agenda.
 - a. *A Director report will be created moving forward, this along with the GM report will be circulated via email at least 6 weeks prior to AGM's.*
 - b. *Owners & Shareholders will be invited to submit their questions/queries via email at least 4 weeks prior to an AGM.*
 - c. *All questions/queries will be responded to and submitted via email at least 2 weeks prior to the AGM. Any items requiring discussion will be included withing AOB.*
 - d. *AOB will be added to AGM's*
3. PETER HUNTE: who males up the architectural committee, who are the consultants, what are they paid and where in the accounts are these fees reflected.
 - a. *AC committee: Mr. Maxwell Mulligan, Mrs. Evelyne Mondou and Mrs. Beth Myers.*
 - b. *Architect Mr. Mark Thompson; BBD\$1,000.00 per application*
 - c. *Planning consultant Mr. Billy Bain; BBD\$300.00 per hour.*
 - d. *Fees are reflected in the Statement of Comprehensive Income and Accumulated Deficit and are included in the figure for Professional Fees.*
4. GENERAL: There were claims that "Charlie's Road" is owned by Sandy Lane Hotel and there were claims that it is not. Clarification is required if "Charlie's Road" is owned by Sandy Lane Hotel or otherwise.
 - a. *The ownership status will be confirmed and documentation made available*
5. GENERAL: Clarification is also required regarding Molyneux Road and whether it is a private road or if it is a public road owned by the Government.
 - a. *The status will be confirmed and documentation made available*
 - b. *Maintenance and upkeep will then need addressing/discussing.*

6. MR COBHAM: Concern was raised by Mr. Cobham regarding construction noise and the non-adherence to the stipulated days and times. Mr. Cobham suggested that when approval is given for construction, that an agreement to include penalties be signed.
 - a. *This matter will be covered via the revised AC rules which will be circulated soon.*
7. PETER HUNTE: What was the cost of the pothole repair program and where exactly was the money spent on and for?
 - a. *Bds\$250 per sq meter. All estate roads with potholes and road damage have been addressed. New potholes and road damage are addressed on an ad hoc basis going forward.*
8. PETER HUNTE: The mirror by the cemetery has been missing for a very long time now and the overgrown bush from the house on the corner of Molyneux and Harbin Alleyne is a severe safety hazard.
 - a. *The safety mirror on Cemetery Lane will be addressed although this is not on an estate road.*
 - b. *The owner of Enchante will be written to regarding their overgrown bush; however, we believe that this property is being sold.*
 - c. *It is up to the shareholders to responsibly maintain their perimeter landscaping, bush and trees.*
9. PETER HUNTE: The comment that the Estate is in a shambles, dilapidated and deteriorating is sadly very true – and it will not be fixed by entry columns or gates – when is the last time that a through proper inspection of the Estate was done and what was the action taken?
 - a. *Richard Young drives through the estate weekly*
 - b. *An Estate Keeper in the place of sub-contractor spending will see improvements. Scope and budget remain under discussion*
10. PETER HUNTE: How is the almost \$170,000 extra funding voted for the Estate fund last year being spent?
 - a. *The estate fund increased from Bds\$750 to Bds\$1,000 per plot / shareholder*
 - b. *The additional funding was approximately Bds\$42,000*
 - c. *It is used to contribute towards the cost of the road cleaning and clearing, garbage collection, fogging and security.*
11. PETER HUNTE: A proper comprehensive Estate Management plan must be put into place immediately!

- a. *The board are looking into this*
 - b. *Recruitment of an estate keeper is seen as the first step*
12. PETER HUNTE: What was the cost of all the work on South Road and was this included in the approved budget?
- a. *This was approved by the board at the cost of Bds\$577, 034.*
 - b. *There is no road fund budget.*
13. PETER HUNTE: Is there a “monkey taxi” security patrol presently in place? I have not seen any recently, and if so, what is the cost of this program?
- a. *Yes, at Bds\$25 per hour with a vehicle and at Bds\$15 per hour without*
 - b. *Harbin Alleyne Road currently does not have an issue with the taxi tours*
 - c. *Professor Walrond advises the problem has also reduced on Mahogany Lane*
14. PETER HUNTE: If the garbage being dropped in the area of hole #7 of the Old Nine is proven to be coming from construction workers walking up the hill the owners of the properties responsible should be made to control this problem and clean up the discarded rubbish. What exactly is the cost of the “road cleaning and clearing” program broken down into details of each operation? Break down the \$25,000 per month costs of these actions.
- a. *The breakdown of monthly cost is as follows:*
 - i. *Road cleaning and clearing: \$5,000.00/month (done bi-weekly)*
 - ii. *Garbage sweep: \$1,680.00/month (done 3 days a week)*
 - iii. *Molyneux Road: \$950.00/month (done weekly)*
 - iv. *Bennett’s to top of Molyneux Road: \$850.00/month (done weekly)*
15. PETER HUNTE: Is the cleaning of lots 64 and 153 being charged to those lots and a legal lien placed on those properties?
- a. *Yes*
 - b. *The debt is placed against the lots*
 - c. *No legal lien placed on the properties at present*
 - d. *Current balances:*
 - i. *Lot 64: \$15,493.43*
 - ii. *Lot 153: \$12,893.78*
16. PETER HUNTE: What was the cost of the very substandard painting of the major road markings and the speed bumps? Will the contractor repair the bad work at their costs?
- a. *Combined cost, \$25,800.00.*

- b. *Yes, the contractor will correct the 2 types of yellow paint used.*
- 17. PETER HUNTE: Management of WCL. – Please clarify exactly who the officers of the company are, that they were properly legally appointed and what are their salaries and benefits as well as their job description and responsibilities.
 - a. *WCL is managed by Young Estates*
 - b. *Key persons/companies who are all legally appointed:*
 - i. *Annell Atherley-Lewis (admin and accounts)*
 - ii. *Richard Young (GM)*
 - iii. *MDG Corporate & Financial Services (CPA)*
 - iv. *RS Financial Services (Audit)*
 - v. *Steven Greenidge (corporate secretary)*
- 18. PETER HUNTE: Board meeting and AGM coordination and minutes fine – but accuracy and organization are the responsibility of Young Estates Limited solely?
 - a. *Yes, as per SLPOA Inc.*
 - b. *Young Estates do not charge additionally for these services which were previously managed and billed by Chancery Chambers.*
- 19. PETER HUNTE: Does WCL Inc. pay for the use of the offsite office and if so, what is the fee?
 - a. *No, the rent is paid for by Young Estate*
- 20. JANE PALMER: Did we establish the ownership of Lot 40 and the lease duration? This was raised as a concern by previous board members/company secretary who thought there could be a risk of ownership contention.
 - a. *There is a signed lease between the hotel and WCL which confirms ownership.*
- 21. JANE PALMER: The courts on Lot 40 (are they on the land owned by WCL or not?), did we establish who granted planning permission to the hotel to build these, please could we know, and can you let membership know what the arrangement is regarding WCL members use of them and any ongoing maintenance commitments to WCL. (my family LOVE the additional of the paddle courts and we used them a lot in January)
 - a. *Please review the lease.*
 - b. *The paddle court is on land owned by WCL and leased to the hotel.*
 - c. *Members and Shareholders can use the courts and book via the club's concierge or direct via the hotel at US\$60 per hour.*
 - d. *There is no ongoing maintenance commitment for WCL as the hotel is responsible for maintaining the courts whilst the lease is in place.*

22. JANE PALMER: Roads. Could there be a plan of repair and a plan of regular road/un-used lot maintenance committed to and communicated to the membership please? (we like the new idea of proposed estate manager and WhatsApp number)
- a. *Yes, there has been and will continue to be a plan for regular road maintenance*
 - b. *Is shared with the shareholders via newsletters and other correspondence*
23. JANE PALMER: Monkey feeding issues and gawping tourists. Please could we have a plan of action to reduce the risk of this. Maybe a sub group/committee to establish the areas of risk, present a one-pager on solutions and action it?
- a. *These issues are all part of the new plan involving the recruitment of the estate keeper and the continued use of existing contractors / suppliers*
24. JANE PALMER: Estate security. Could any concerns be also fed into a WhatsApp number and reported on each month/quarter in the newsletters?
- a. *Yes, a security heading could be added to the newsletter.*
 - b. *Once the estate keeper is employed a WhatsApp number can be shared with all owners.*

SLPOA INC. Q&A

1. RAYMOND MCKENZIE, asked for the financial breakdown of what was spent on the beach renourishment project and enquired if any left-over funds.
 - a. *Please see attached.*
 - b. *Any balance will be applied to other improvements.*
2. JIM TAYLOR, asked that expenses incurred from the improvements of the club be taken out of “Repairs and Maintenance” and be shown as a separate line item in the financial report.
 - a. *Will be actioned going forward.*
3. DAVID ROE: As part of Resolution 1, submitted by Mr. David Roe, he cited section 11 of the SLPOA by-laws entitled “The Road Committee” which speaks to the existence of a road committee and outlines its role and responsibilities. Mr. Roe has asked that the newly elected board would abide by section 11 of the by-laws regarding the road committee.
 - a. *Yes, this will be done*
4. JIM TAYLOR, suggested reviewing the by-laws of both companies to bring them in line with the current structure which is that WCL owns the Estate and SLPOA through its License with WCL only responsibility is to run the beach club.
 - a. *This will be discussed at the next SLPOA / WCL board meetings to be held March 21 and 28, 2025*
5. CECIL CORBIN: Verification is required regarding what was said by Mr. Corbin, that if a legal action was to be brought against SLPOA Inc. WCL will be the second defendant so there is no escaping the liability.
 - a. *To be discussed at the next board meetings*
6. PETER HUNTE: Please give a breakdown of the “normal costs” per month – if there is a big difference, please clarify what are the costs in the high season and the slow season that make up the \$50 to \$60K per month and how much is set aside for improvements and purchases are these shown in the budget projections as presented at the AGM?
 - a. *Young Estates fee is Bds\$25,750/month*
 - i. *See the excel sheet below with “the normal avg costs” 2024/25*
 - ii. *SLPOA has no staff so all fluctuations are handled by YE*
 - iii. *Main fluctuating cost for YE is staff*

- b. *Planned maintenance/repairs/improvements targeted in September/October*

Normal costs (Monthly Averages) excluding VAT:

BEACH CLUB Operating Expenses	
(Monthly average) Excluding VAT	
BEACH CLUB	
Management Fees	23,750.00
Electricity	2,800.00
Water	2,100.00
Telephone and Internet	1,060.00
Sanitary Services	1,100.00
Irrigation Plumbing & Sewage	1,800.00
Pest Control	415.00
Cleaning Material	1,200.00
Raft Maintenance	2,360.00
Equipment Maintenance	1,263.92
General Maintenance	1,345.00
Gardening Supplies	3,988.00
Garbage Collection & Disposal	1,300.00
Accounting Services	4,850.00
	49,331.92
Other - Monthly Average	
Gate Maintenance	1,100.00
Tree Trimming	800.00
Security	2,066.00
Repairs Loungers & Umbrellas	945.00
	4,911.00
TOTAL BEACH CLUB	54,242.92
Not included:	
Bathroom renovations, beach showers, renovations to bar, Cabana repairs etc, Beach licence fee	

7. PETER HUNTE: 34 members have paid the short- term renters fee – is the for this budget year? Or last year?
- The 34 members who have paid relates to this financial year.*
 - Amount is likely to increase as more owners reach the 28-day threshold.*

8. PETER HUNTE: Similarly, are the 15 long term renters' fees paid for this budget year?
- The 15 long term rental fees relate to this financial year.*
9. PETER HUNTE: Beach cabana license fees – amounts? With fridge (antiquated – some have kitchens!? Any difference?) or without – fee?
- The cabana license fees are at Bds\$1 per year*
 - Fridge pays Bds\$1,300/year*
 - No fridge pays Bds\$800/year*
 - No price difference between a well/less maintained cabana*
 - 86 cabanas in total.*
10. PETER HUNTE: Please also provide details of any and all sub-contractors that SLPOA Inc employs under contract, what is the cost to the company and what is the detailed responsibilities included in this job description/contract?
- Please see the excel sheet below:*

SERVICE	SUB-CONTRACTOR	SERVICE DISCRIPTION	COSTS (Excluding VAT)
Accounting	MDG Corporate & Fimnancial Services	Data entry (Average of 4 - 7 days per month)	\$575.00 - rate per day
		Monthly review & Prep. of Financial Statements	Monthly payment - 1,100.00
		VAT Preperation (bi-monthly)	Every two months \$350.00
		Yearly Prep. of Audit Working papers	Yearly Payment - \$3,800.00
		Yearly Prep. of members & property owners invoices	575.00 - rate per day
Audit	RS Financial Services	Completion of Yearly Audit	Yearly payment - \$8, 650
Pest Control - General treatment	Parsons Pest Control	Quarterly treatments	Quarterly payment - \$183.50
Pest Control - Mosquito treatment	Mosquito Kong	Weekly & monthly treatment	\$368.00 per month
Pest Control- Termite treatment	Rentokil	Every 5 years (Last done in 2021)	one time payment - \$7575
Fire Extinguisher Service	Reginal Fire and Security	Checking & Maintaining fire extinguishers	Twice yearly - \$330.00
Garbage collection & removal	Scrap Man	skip rental and removal	Monthly average- \$1,300.00
Sewage Services	Septic Solutions Inc.	Cleaning of wells, grease traps etc.	Monthly average - \$1,100.00
Repairs & Maintenance	Aaron Moore	Cleaning, sanitizing & repairs to beach chair cushions and umbrellas	Monthly average - \$585.00
Repairs & Maintenance	Michael Whittaker	Repairs to lounge chairs and side table	\$23,618 - One time payment
Maintenace & servicing of main gates	Ornamental Gates	Repairs, maintenance & servicing of gates	Varies - Monthly - \$480.00
Raft Custodian	Peter Birch	Cleaning & Maintenace of Raft & Buoys	\$750.00 Monthly
		Towing of raft before & after unfavourable weather	\$600.00 Monthly average
Net Work and IT Services	Jonathan Campbell	Addressing net working and IT issues	Varies - (Monthly average \$300.00)
Technical Support	Promotech	Annual Subscription - Open path system	Annual payment -\$5,015

11. PETER HUNTE: Is the five-year continuance management contract available for perusal by the membership of SLPOA and by extension WCL shareholders?
- a. *Yes*
 - b. *All documents will be digitalized and held in cloud*
12. PETER HUNTE: Does Young Estates utilize any other space apart from the Bar and Kitchen and if so, what are the details of this and the rent paid?
- a. *Bar/kitchen/store*
 - b. *Rent paid*
13. PETER HUNTE: Is the kitchen electricity meter service in the account of Young Estates?
- a. *Electricity used by the kitchen is deducted from the SLPOA Inc. bill.*
14. PETER HUNTE: Does SLPOA Inc. pay for the use of the offsite office and if so, what is the fee?
- a. *Rent is paid by Young Estates*
15. PETER HUNTE: 100% funding of all kitchen works/improvements –are these the same that was stated in the opening paragraph that the board approves? But does not pay for?
- a. *Young Estates has paid for all kitchen works and improvements.*
16. PETER HUNTE: Are all of the major works and improvements which I assume are all now completed what was planned and approved in the budgets for the year?
- a. *Complete*
 - b. *All works are approved by the Board*
17. PETER HUNTE: Have we put anything in place to protect against another catastrophic event?
- a. *The clubhouse and cabanas etc. are insured.*
18. PETER HUNTE: Is there any plan to replace the coconut trees that were destroyed by the hurricane?
- a. *No*
 - b. *Will be discussed at the next Board meeting*
19. DAVID ROE: Please confirm the rent being paid as well as the Land Tax being paid for onward transmission to the BRA.
- a. *Refer to the lease regarding the rent*
 - b. *Land tax is paid by the hotel*

20. DAVID ROE: Did the landlord give consent for one or more tennis courts to be taken away and two paddle courts to be installed in their place?

a. *The lease does not require consent*

b. *Note, no complaints and only compliments for the improvements*

21. DAVID ROE: In the General Manager`s report on page 3 he talks about shareholders being able to have privacy and quiet enjoyment of their property. A number of the building sites do not conform to the times of working and that includes Lot 141, so the newly elected Director of West Coast Limited should be asked to ensure that the Directors set an example.

a. *Lot 141 has complied with all regulations*

22. DAVID ROE: The \$300,000 a year cost should be broken-down please into the individual costs of garbage collection, etc. as this is in-effect, a total cost of nearly \$2,000 per shareholder, although around 8 shareholders do not currently contribute voluntarily.

a. *Please see table below*

ESTATE	
Garbage Collection	2,450.00
Estate Cleaning	1,680.00
Lot Clearing	2,100.00
Fogging	6,873.75
Security	4,150.00
	17,253.75
ROAD	
Road & Verges Cleaning & Clearing	6,800.00
Tree Trimming	800.00
	7,600.00
TOTAL ESTATE & ROAD	24,853.75

23. DAVID ROE: An observation is that I hope the estate keeper will help with vehicles parked on the Estate roads, but equally occasionally there is a necessity if for example the vehicle is too large to enter the property as a one-off.

a. *Owners/shareholders are to abide by the rules*

24. DAVID ROE: I believe that the Code of Conduct for the Estate is voluntary and not mandatory other than by refusing membership of SLPOA Inc. as a punishment for continuously not complying. Is this correct?

a. *Correct*

25. DAVID ROE: What responsibilities do the Architectural Committee undertake who are volunteers, other than ensuring that plans submitted do not contravene the covenants and at the end of the project, issuing a Certificate of Compliance for which they might need a professional to certify that everything is in agreement with the approved plans.

a. *The updated and proposed AC rules & fees will be circulated shortly. Current attached.*

26. DAVID ROE: On the last page of the General Manager`s report under `Ongoing Tasks`, he says `dealing with breaches to the Code of Conduct as required`. How is he able to deal with breaches?

a. *Contacting the offending owner or their manager*

27. DAVID ROE: Why does the General Manager write that the original Architectural Committee rules which are now being reviewed, have been in existence and not updated for decades? I have in my possession, Architectural Committee Rules and Regulations Effective February 2020 and then a later version which is undated that I would guess might have been 2021. I also have the updated Certificates of Compliance dated May 2016 which were issued at the same time as the Architectural Rules were then updated. I also have a previous update was 2015.

a. *This was an error it should have read for a decade not decades.*