

Better in Belize Property Owners Association Meeting May 12, 2016

Video meeting called to order by Ann McGregor, president of POA at 12:03 p.m. EDT. Irene (Renie) Brady (vice president) and Ann Kaplan (secretary) were also present for video meeting.

Minutes of last 4 board meetings were approved as written:
March 22, 2016, March 23, 2016, April 5, 2016, May 3, 2016.

BIB POA corporation legal status: Our attorney is drawing up documents authorizing BIB Ltd. to transfer all HOA authority and assets to BIB POA with assets transferred to POA's Belize bank account.

In the meantime, the POA has been officially registered as a non-profit corporation in Belize. A U.S. bank account has been set up at Suntrust Bank in Florida for ease of collecting HOA dues.

A business tax account and bank account still need to be set up in Belize and Directors Liability Insurance (D and O) policy needs to be secured.

When sending anything to Belize, use 5 Xs in the zip code portion of mailing labels since Belize doesn't use zip codes (XXXXX).

Renie's April monthly expense report has been submitted for reimbursement.

BIB Maintenance and Operations:

We may need to consider purchasing a sturdy truck to be used for authorized work trips outside of BIB.

Milpa/Garden business: The expenses for the last 3 months have been \$500. per month for supplies. That expense is primarily for livestock feed. The goats were originally purchased to be used instead of a noisy gas weed whacker to keep weeds and grass under control but that is not how the goats are being used. The other downside to goats at this time is that they require supervision by workers 7 days a week and that's an extra expense that we can save. After discussion, Renie B. moved that we sell the goats now. Ann M. 2nd the motion and all approved.

Ann M. will notify Looney (BIB Ltd.) of this decision.

Renie B. will find out if chickens can be left alone for up to 2 days to avoid paying overtime weekend employee wages to decide if we will keep the chickens or sell them at this time. They are only producing a few eggs weekly for each owner in residence, which doesn't justify the cost.

Road Maintenance: Keeping culverts on roads clear of debris for efficient drainage is a priority, esp. in the rainy season to avoid interior roads washing out or eroding. The POA prefers hand clearing and raking wherever possible to avoid the use of extremely noisy and polluting gas leaf blowers. After discussion by the board it was agreed that the leaf blowers could be used by BIB employees only in areas where hand clearing is not possible, to minimize noise pollution.
Ann M. will advise BIB Ltd. (Looney) of this POA board decision.

Road guards for culverts with reflectors have been installed which are especially visible at night for safety.

Jorge reported to Renie that the green garden truck bed will now have a simple but strong wood guardrail installed to keep water containers and other items from falling off during transport.

'No Trespassing' signs (about 6) will be purchased and installed by Jorge around the perimeter of BIB.

Fire Safety: 15 foot fire breaks must be maintained around the perimeter of BIB to help fight fires in case of wild fires or controlled farm burns on adjacent properties that get out of control.
Renie B. will check with fire safety experts in town for best type of fire extinguishers to suit our BIB purposes and will purchase one for garden shed area.
(In addition, all property owners should have fire insurance and a proper fire extinguisher(s) on hand.)

Review of CCRs for sections that require clarity or changes:
Even though changes to CCRs are laborious, after review, we agreed that there are a few sections that need work before we send them out again to property owners when we officially announce the new POA.

Some of the sections we identified that require clarification are:

- 4.1 Construction Restrictions regarding imposing fines.
- 4.3.3 Design Criteria re rooftop solar collectors
- 4.3.12 Waiving setback requirements and “exempted lots”
- 5.4.13 Enforcement: last sentence doesn’t make sense
- 5.4.14 Amendments: amendments can be made by the vendor?
- 5.4.16 Commerce: needs review
- 5.4.20 Road Access, Maintenance and Open Space:
 - Community Maintenance Fee- take out specific \$ amounts.
 - Late fees?

We will call a special meeting to review/address the CCRs in full in the near future, along with the implementing policies and procedures we need to establish. We will also review the Eco Construction Workbook to update/correct where needed.

Meeting adjourned at 1:00 p.m. DST by Ann McGregor.

Minutes submitted by Ann Kaplan, POA secretary on May 12, 2016.