

BIB PROPERTY OWNERS ASSOCIATION

BOARD MEETING MINUTES

Friday, April 28, 2017

A meeting of the BIB Property Owners Association, Inc. community was held on April 28, 2017, at 10am EST/8am BZT, via FreeConferenceCall online meeting.

Board members in attendance:

Ann McGregor – President/Treasurer
Sandi Smith – Vice President
Susanne Jefferson - Secretary

- The meeting was called to order at 10:02am EST, and the Proof of Notice of Meeting was presented.
- The meeting minutes for December 15, 2016 were approved [Susanne/Sandi: 3-0]
- A motion was made and unanimously approved to elect the following officers:
 - President/Treasurer – Ann McGregor
 - Vice President – Sandi Smith
 - (acting) Secretary – Susanne Jefferson[Susanne/Sandi: 3-0]
- Administration Update: Our transition to owner-management is complete. We are still awaiting approval for a Belize bank account, and more paperwork has been submitted. Liability insurance has been obtained. We are looking into options for independent internet service for the community, including purchase of the existing tower, and obtaining broadband cable from CTN.
- Property Management Update: Notice of contract termination has been given for the current contract with BIB, Ltd. and we have received three bids which are being reviewed for property management contract to be awarded next week.
- Financial Report: While many have paid the 2017 fees, some are delinquent, and we'll be stepping up on collecting these past due amount, including the 1% per month finance charge detailed in the covenants.
- Committee Status Updates
 - EAB: One request is in process nearing completion/approval, and we have one new request to review.
 - Gardens & Grounds: The garden bench locations have been identified, and installation has begun.
 - Safety & Communications: The Safety and Communications committee has an extensive report based on their recent meeting. That report is attached. Some highlights are that the Bean Bale cottage is being purposed as the POA/HOA office and security base of operations. We will poll members as to preference on level of security at the front entrance. We will also request emergency

information (confidentially) from owners, via the new website. Susanne will work on a list of items to include in a first aid kit for the office. It was suggested that the Community Center palapa planned for the milpa include a cistern for water storage for firefighting. We will look into obtaining a truck which can be used for firefighting, pending establishment of appropriate liability waivers. The purchase of a truck was voted as a high priority item. [Sandi/Susanne: 3-0]

There being no additional business, the next meeting was scheduled for Thursday, May 25, 2017. A motion to adjourn was made and approved at 12:20pm EST [Sandi/Susanne: 3-0]