

## **BIB PROPERTY OWNERS ASSOCIATION**

### **BOARD MEETING MINUTES**

**Thursday, July 27, 2017**

A meeting of the BIB Property Owners Association, Inc. community was held on July 27, 2017, at 11am EST/9am BZT, via FreeConferenceCall online meeting.

Board members in attendance:

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

Also in attendance via teleconference were Lori and Alan Wadlington, Dawna Bemis, and Shelley Spruit via private messenger.

- The meeting was called to order at 9:04am Belize time. Proof of Notice of the meeting was presented.
- Minutes from the meeting on June 19, 2017 were not yet available, and will be presented at the August meeting for approval, or approved via email. NOTE: All minutes will be available on the owner website. Recordings, when available, will be on the teleconference site for 2-3 months, depending on available storage space.
- Administrative Update: We sold the green truck (which was non-working). Next up will be improvements to the roads & construction of the community center/water tank in the milpa area. The Belize bank account could take some time, but our US account working for now. We are in process of switching to new website and folks are signing up. The FB group will be archived August 1.
- Property Management Update: The new property management company has things going very well, basic operations working. We are happy with the management company and hope for a long term relationship. They may also be able to provide other property management and rental management services for owners individually in the future.
- Financial Report: We have collected most of what we expect to collect; will continue to invoice unpaid accounts. As a result of the shortfall, we will adjust budget to compensate for decreased revenues. We will put night watchman on hold, drilling a well on hold (but will have a water tank/cistern), and roads will be done in phased approach most likely.
- Committee Status Updates
  - EAB: Two homes are nearing completion and we have a request in process that should start soon.
  - Gardens & Grounds: Fruits are starting to come in and are being enjoyed at garden share. We have a volunteer coordinator for winter (thanks Sue Waite) and hope to continue to enhance the weekly Garden Share Social Hour.
  - Safety & Communications: When Alex returns to BIB, we will continue updating

and upgrading the radio system. A Hurricane Preparedness document is available on the website. Alex will also be coordinating our Neighborhood Watch program with the local police force. We will write up recommendations for homeowners to encourage installation of an external attachment and hose to their cistern for firefighting or emergencies. Our pump and hoses are stored together and we're working on a plan for firefighting using volunteer efforts. Firebreaks are being maintained and tree trimming along the firebreaks will happen soon. The internet has been working well recently, and future budgets will include some infrastructure to repeat signal to more homes as they are built.

- The next board meeting was scheduled for the third Thursday of the month, August 17<sup>th</sup>, 2017, at 10am EST.
- There being no other business, a motion for adjournment was approved, and meeting was adjourned at **9:28am** Belize time (Susanne/Sandi: 3-0)