

BIB PROPERTY OWNERS ASSOCIATION

BOARD MEETING MINUTES

Thursday, August 31, 2017

A meeting of the BIB Property Owners Association, Inc. community was held on August 31, 2017, at 10am EST/8am BZT, via FreeConferenceCall online meeting.

Board members in attendance:

Ann McGregor – President/Treasurer

Susanne Jefferson – Secretary

Sandi Smith – Vice President

- The meeting was called to order at 10:11am EST. Proof of Notice of the meeting was presented.
- Minutes from the meetings on June 29, 2017 & July 27, 2017 were approved. (Susanne/Sandi: 3-0)
- President's Report – Ann McGregor
 - Administration Update: Belize bank account still in process, site inspection is next. New owner website is active, starting to pick up with more owners joining in, new topics started. All community documents, meeting minutes, etc. posted there. Starting over on D&O insurance policy. General liability is in place. Soon time to plan for elections, budget, annual meeting, etc. for next year.
 - Property Management Update: Things going well with BRAMA, new employee is working out great. Roads to get temporary fix on worst parts immediately. Longer term solution still in process. The longer term solution will include parking guidelines for owners who need to park on streets, improving all dead ends to allow a vehicle to turn easily, etc.
 - Financial Report: A few more HOA fees have been paid, including all paid as lots close. Have about \$150,000 in outstanding HOA fees, about \$60K is tied up in Belize Property Trust, and another large amount is unsold lots. There are very few individual owners who have neither paid nor made arrangements for payment. We should finish the year strong financially. Waiting for quote on Community Center/Water Storage from Jorge. Will work on minimizing bank fees. New past-due invoices will be sent soon.
- Committee Status Updates
 - EAB – Ann McGregor, acting chair: No new approval requests. One general inquiry for Lot #5, will draft letters to non-compliant lots (unfinished builds, site cleanup). Lot #25 making good progress. Lot #69 in process.
 - Gardens & Grounds – Susanne Jefferson chair: Garden Share going well now. Plenty of fruit now.
 - Safety & Communications – Sandi Smith chair: Not much activity recently. Alex and Sandi to get lock on Bean Bale cottage front door, and secure upstairs door and inside doors. Ann will check with Dean on workers using

the building. When Alex returns in Sept. they will also get cameras and radio system working. OK to hire Jorge to help if needed. Putting fire truck purchase on hold for now. Need to check on status of Marc Boissy's property. It needs to be cleaned up for safety. Ann will check with him for an update.

- Other Business - none
- The next board meeting was scheduled for September 21, 2017 at 10am EST.
- The meeting was adjourned at 10:36am (Susanne/Sandi 3-0)