

A meeting of the Board of the BIB Property Owners Association, Inc. community was held on November 30, 2017, at 9 am EST/8 am BZT, via FreeConferenceCall online meeting.

Board members in attendance:

Ann McGregor - President/Treasurer
Sandi Smith - Vice President
Susanne Jefferson - Secretary
Jenny Lodes - Recording Secretary

- The meeting was called to order at 0901 am EST, and the Proof of Notice of Meeting was presented.
- The meeting minutes for October 26, 2017 were approved (Susanne/Ann: 4-0-1).
- Administration Update: Jenny Lodes Applied to the Board. We would like one more nomination before the election. We will poll members to determine the best date for our January meeting. The budget will be presented at the January meeting.
- Property Management Update: Our new maintenance contractor is working out well. There is a slight financial increase in the contract. They will bid on a road improvement package. We will ask to include maintenance of the solar tower and the Bean Bale cottage. We will have our own people (three employees in addition to Sandi and Alex) on site to maintain the communication tower and the solar. Their training will take place next week. This will allow us to have some expertise within our community.
- Financial Report: The HOA is in good financial shape despite quite a few outstanding HOA fees. The board discussed waiving the finance charges on 2017 outstanding fees if paid by the end of this year. The board voted in favor (Ann/Sandi 4-0-1). We are still working on establishing a bank account in Belize. It is an ongoing process. Our 2018 budget will include road improvements (we will wait for the rainy season to pass before doing any road work), the community center, a water tank and security (at least at night). We will need to find a builder that is licensed and insured to build the community center.
- Committee Status Update: There were two requests made for signage. When renting out a property through BTB, the owner is required to put up signs. The board voted in favor (Ann/Sandi 4-0-1). The other request was in regard to “ For Sale” signs. It was not approved (Ann/Susanne 0-4-1). The board is currently working on guidelines as to how any signage should look (color, size material, etc.).
- Gardens and Grounds: The grounds are being kept up nicely by the three workers that are currently here (Pio, Estevan and Chano). Jorge’s men have been repairing River View Drive since they have been using it daily with their trucks to do construction. We discussed fixing the green house but nothing has been decided.
- Safety and Communication: A camera has been installed at the front gate and we are waiting for the ditch to be dug to bury the cable. The light at the entrance will remain on all night. The Bean Bale house will serve as our office and security. The board discussed buying the land for our communications tower and the road down toward the lower garden. There was a car fire in the community recently. Thankfully no one was injured. It has brought fire safety to the forefront though. Homeowners should at the very least have an outside water spigot with a hose and a fire extinguisher. Sandi has agreed to look into the feasibility and cost to implement fire safety measures in our community. There has been a petty theft at one of the unattended properties. Homeowners are encouraged to secure their belongings inside when not on the property. The board also discussed getting some internet repeaters so that everyone in the community has access to WiFi. Susanne will look into the cost of this to be included in next year’s budget.

- Other business: Nominations for board members should be in by December 16, 2017. Please include a short bio and a picture.

There being no additional business, the next meeting was scheduled for December 21, 2017. Our annual meeting will take place in January at a day yet to be determined. A motion to adjourn was made and approved (Susanne/Ann 4-0-1).