

BIB PROPERTY OWNERS ASSOCIATION

ANNUAL BOARD MEETING MINUTES

Thursday, December 13, 2018

The annual meeting of the BIB Property Owners Association, Inc community was held on December 13, 2018, at 10am EST/9am BZT, Via FreeConferenceCall online meeting.

Board members in attendance:

Ann McGregor - President
Susanne Jefferson - Vice President
Sandi Smith - Treasurer
Jenny Lodes - Secretary
Sue Waite

The meeting was called to order at 1001am EST/9am BZT, and Proof of Notice of Meeting was presented.

The result of the board elections are as follows:

Ann McGregor - President
Sandi Smith - Vice President
Kathie Miller - Treasurer
Jenny Lodes - Secretary
Bryan Weary

We want to thank Susanne Jefferson and Sue Waite for their service on the board.

- State of Community

This past year has been one of growth and community building. Four new houses have been completed and three are under construction. We now have approximately 20 full time residents.

- Administration Update

Our bookkeeping will be done online moving forward. The information will be accessible on the owners' website.

- EAB

The EAB will be chaired by an owner now, Doug DeGirolamo. Thank you Doug for taking that on.

- Gardens and Grounds

This committee will be split into two. The Garden Committee will be chaired by Susanne Jefferson and the Grounds Committee will be chaired by Bryan Weary.

Over 20 fruit trees were planted in the upper and lower gardens. They are growing nicely for the most part.

- Safety and Communications

At this time Sandi is doing a survey of if, and what kind of radio equipment owners have.

A survey with repeaters was done to try and improve the internet signal at some places in the community. Repeaters should be installed some time next year.

We have an AED device, a first aid kit and fire extinguisher in the office. The code to the combination lock can be found on the owners' website.

Additionally, there is medical equipment at the Anello's house, to which Sandi and Tim have a key. We are planning on adding two additional AED devices, one to be kept near the lower garden, the other in the community center when that has been built.

Sandi would like residents to voluntarily make a list of their medical conditions and emergency contacts to be kept securely and to be used for emergencies.

- Financial Update

The budget for 2019 has been approved and invoices will be mailed out in the next few weeks. The annual HOA fee will be US\$1,023.59 per lot.

The top priorities for the coming year are:

Road improvements and preventative maintenance of the roads.

Safety and Communications. There is money in the budget for upgrades to the tower so as to boost coverage for the radios. The pole on the tower will be replaced with a sturdier one. Repeaters will also be installed to boost internet reception.

The community center plans are almost ready to be put up for bids.

We would like to plant even more fruit trees in the coming year.

Improvements will be made to the office next year.

The annual meeting was adjourned at 1042am EST (Sandi/Susanne: 5-0-0).