

BIB PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

February 28, 2019

A meeting of the BIB Property Owners Association, Inc. Board of Directors was held on February 28, 2019, at 10am EST/9am BZT, via FreeConferenceCall online meeting.

- **Welcome and call to order**: The meeting was called to order at 10am EST and Proof of Notice of Meeting was presented
- **Approval of minutes – 19 January 2019**: The minutes of 19-January-2019 were approved as presented, and will be published on the owner website. (Weary/Smith: 4-0)
- **President’s Report** - Ann McGregor
 - **Administration**: There is one board position and executive office of Secretary open as a result of the resignation of Jenny Lodes. The board is looking for volunteers from the community to fill the opening, and per by-laws may opt to appoint a member or leave vacant until the next election. The unexpired term runs through December 31, 2020.
 - **Property Management**: The property management company continues to perform tasks as specified in the contract, including solar maintenance and monitoring. Ann will advise BRAMA to attend to the water collection system at the top of Mayan Circle, and to remove litter in the garden area. Mayan Circle cistern should be on monthly maintenance for the future.
- **Treasurer’s Report** - Kathie Miller: Invoices will be sent soon. Kathie reviewed the balance sheet and YTD P&L report. Funds remaining from prior years are dedicated to roads and community center projects, as well as solar/internet upgrades.
- **Committee Status Updates**
 - **EAB** – Doug DeGirolamo: Lot 24 had started clearing without approval, but work was halted and approval process followed. There are three builds in progress. One modification to an approved build, to add a driveway, is expected.
 - **Gardens** – Beth Weary: The gardens are looking great and residents enjoying increased activities there. Two raised beds have been added and new tomatoes and peppers are in the works. The old rabbit coup is being used for mulch, and cedar sawdust is available as well for bedding material. The sugar cane has been replaced with some additional bananas, and turmeric,

cucamelon, and a mello tree (sp) are planted. The shed has had a good clean up as well.

In addition to the social community share gathering each week, Beth will be starting a community garden work day, where owners and guests can put in some 'sweat equity' and help with garden work.

Looney/BIB, Ltd. mentioned they'd like to donate shade cloth for a small greenhouse should the committee decide to build one for more fragile plants and seedlings, as well as some vining tomato seeds. We also discussed enhancing the existing gathering space under the shed until we can get the community center built. Kathie Miller donated use of her chairs for Garden Share time.

Finally, Linda D. brought up the idea of a community oven near the community center space, and everyone was enthusiastically in support of the idea. She'll do some research and send a proposal to the board for consideration and funding.

- **Roads** – Bryan Weary: Roadwork is scheduled to begin with the excavator on Monday, March 4. We have also contracted to put in cement gutters and drainage along Forest Hill Rd. Bryan will be supervising all work (THANK YOU), and will be developing an ongoing maintenance plan and options for the future. As the project moves along, pictures will be added to the owner website and updates emailed.
- **Safety** - Sandi Smith: Sandi will check into the security cameras and determine if more cameras/better cameras need to be added to the system. We currently have one camera at the gate. She will also work on contacting the Neighborhood Watch organization in Benque again.
- **Communications** – Ann McGregor: We have replaced all equipment at the tower except the charge controller. Our newer batteries and the old solar panels will be stored for future use. The internet seems to be stable now, but two additional 12v batteries are on order to add robustness to the system.

Susanne Jefferson suggested that we consider buying our own internet equipment in the future, and obtain frequency/coordinates to connect to Infinite's network, or another provider. Owners could also buy their own antenna and modem. The communications team has been asked to make recommendations for internet for the future, and will look at all options.

The board will review the solar maintenance portion of the contract for the coming year based on our in-house volunteers now able to perform this task, per the final recommendations from the team.

- **Other Business:** Paris mentioned that she has created a gatekeeper email address, support@bibowners.com, where she will screen questions, concerns and complaints submitted by owners, and either answer or defer to proper volunteers who can answer. (THANK YOU PARIS!)
- **Next Meeting:** Third Thursday each month , unless otherwise agreed upon
- **Adjournment:** The meeting was adjourned at 11:13am EST (Miller/Smith: 4-0)