

# **BIB Property Owners Association Board of Directors Meeting Minutes**

**July 14, 2019**

## **1. Call to Order**

- a. Ann McGregor called to order the Special Meeting of the BIB Property Owners Association, Inc. Board of Directors at 1:06 pm EST/11:06 am BZT, via FreeConferenceCall online meeting.

## **2. Attendance**

The following members were in attendance:

Ann McGregor	Board Member
Kathie Miller	Board Member
Bryan Weary	Board Member
Beth P Weary	
Gina McCarthy	
Marvin McCarthy	
Doug DeGirolamo	
Dawna Beemis	
Paul Prescott	
Renie Brady	
Susanne Jefferson	

## **3. Administrative**

- a. Reason for Meeting:  
Ann: We didn't have the documentation needed for these agenda items at the time of the last meeting so we are having this special board meeting.
- b. Owner Input:  
Owners are always welcome to the meetings. In the last board meeting we did not hear owners until the end of the meeting. This did not give the owners an opportunity to give their input before items were voted on by the board. Moving forward, when we present an agenda item, the board members will give their input, then, the owners will have the opportunity to give their input for a maximum of three minutes each, and then the board will vote on the agenda item.

**4. 1<sup>st</sup> Order of Business: Termination of property maintenance contract with Belize Realty and Management Advisors**

Ann: The first order of business is regarding the potential termination of the maintenance contract with BRAMA Property Management. Our initial contract was started on May 22nd 2017 and has been renewed via vote of the board and email agreement of both parties, for 2018 and 2019. We have discussed that it might be in the best interest of the community that we terminate their contract.

Bryan: We have working with Dean over the past several months – we are paying for services that we are not getting. He is not doing the job he is being paid to do.

Ann: The contract was written so that either party may terminate the agreement with two weeks notice. We would never leave the community in the lurch.

***Owner input:***

Gina: Question: Ann, did we have a written contract for years 2018 & 2019? (Answer: 'We have an email agreement of both parties, voted by the board, of extension of the original contract per the extension clause in the contract.')

Then technically we do not have a legally binding contract. We do not have to give him two weeks' notice.

Do we have an alternative?

Marvin: I agree, if he hasn't been doing the work, and we don't have a written contract, we don't need to give him two weeks' notice. He won't be doing any work the last two weeks anyway.

Kathie: The law in Canada is the same; if there is no written contract – there is no binding agreement.

Gina: We are following the contract law in Florida. If there is not a signed contract – there is no enforceable contract.

Kathie: However, we don't need to spend money on attorneys. I recommend we give him 2 weeks' notice and give him to the 26<sup>th</sup>

Bryan: I agree. Let's give him until the 26<sup>th</sup> of July.

**A motion was made to that effect, seconded and passed 3 to 0 that BRAMA's contract will be terminated as of 26<sup>th</sup> July 14, 2019 [?/?: 3-0]**

**5. 2<sup>nd</sup> Order of Business: Month-to-month hire of property maintenance company for remainder of 2019**

Ann: Now, for a happier topic. We are considering bringing on Jorge which owns DS Property Management He has done a lot of work to make a legal company that we can contract with for services. The contract is for \$6,589.65 Belize per month.

NOTE: If anyone would like to examine the contract, or other official documents, they may make a written request via an email to the board.

**Bryan:** I am anxious to bring Jorge on board.

**Kathie:** I respect Jorge immensely – I will see you all in Sept.

**Owner input:**

**Susanne:** Nobody knows better than Jorge – I think that is a great idea.

Motion was made by Gina that a contract be made between DS Property Management and the board starting July 29, 2019 through December 31, 2019 at \$6,589.65 per month

Seconded by Bryan, passed 3 to 0.

Ann will send letter to Jorge-DS Property Management that he is hired.

**6. 3<sup>rd</sup> Order of Business: EAB Policy with regard to removal/demolition of structures**

Ann: The standards committee has been working on old issues including lots that have partially constructed buildings on them. The standards committee has recommended that demolition would not be considered a viable alternative to resolve unfinished construction. Ann recommends we have a policy that allows for demolition of structures, provided all man-made or added materials are completely removed and the site returned to its original state.

Bryan: If someone wants to remove a structure – everything has to be removed including the septic tank, concrete footings, everything and let the property go back to nature.

Ann: I feel the same way.

Kathie: I agree.

Owner input:

Susanne: How about a house that is almost done – but not livable done.

Bryan: As long as the exterior is fine there shouldn't be a problem.

Ann: Everyone's idea of livable is different.

Marvin: If the exterior is fine I think it is ok. It is expensive to demolish homes – I think we should get people to complete homes if at all possible.

Ann: As a reminder, this is just a discussion; we are not taking a vote.

Kathie: It just makes common sense – we want people to drive around the community and be proud. It should look like a well-kept community.

**Ann:** More and more people are helping out within the community – we all appreciate it.

**Renie:** What is going on with lot 28?

**Ann:** Lot 28 is under review. Renie you can reach out to the owner of his lot to ask specifics as well.

## **7. Other / New Business**

For new or other business not on the agenda, items can be discussed for three minutes or less. Members may submit items to the board for inclusion on the agenda at least one week prior to the meeting.

**Bryan:** Let's talk about the road Eagles Landing. The road is beginning to fall away. Instead of \$11,000 it will cost to fix it now it will be triple that if we don't get it fixed. It needs to be corrected sooner than later.

**Kathie:** Do you think it will be ok to hold off the project until Aug. 22<sup>nd</sup> [board meeting]?

**Bryan:** We are concerned about the weather.

**Ann:** I think we need to have another special meeting to approve the contract, the funds are in place in the budget already.

**Kathie:** We got in almost \$5,000 since our last board meeting. Could we use some of the reserve for the road?

**Ann:** That is something we can vote on if needed.

**Bryan:** I will put together pictures and a proposal. We can schedule a board meeting any time after the 24<sup>th</sup> of July.

**Ann:** We can make it happen. We will give 48 hours' notice before the board meeting. We have \$20,000 already scheduled for Eagles Landing in the budget. Kathie – let's look at the funds available.

**Bryan:** Was the money set aside in the budget?

**Ann:** I think there is enough remaining, but will need to review to be sure.

**Bryan:** We need to vote on who will do it.

**Ann:** Yes – we will take a look at everything. We should have a special board meeting however to take a vote on issuing the contract. We are just making sure we are doing it the right way.

**Ann:** Any other board business? (No one replied)

**Bryan:** I motion to adjourn.

**Kathie** seconded the motion and the meeting was adjourned at 1:46 pm EST/11:46 am BZT