

BIB PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES - draft

August 22, 2019

A meeting of the BIB Property Owners Association, Inc. Board of Directors started at 10 am EST/8 am BZT, via FreeConferenceCall online meeting.

This is the regular board meeting of the HOA

1. Attendance

The following members were in attendance:

Ann McGregor	Board Member
Sandi Smith	Board Member
Marvin McCarthy	Board Member
Paul Prescott	
Dawna Beemis	
Susanne Jefferson	
Jenny Lodes	
Gina McCarthy	
Paris	

Board members not in attendance

Kathie Miller	Board Member
Bryan Weary	Board Member

2. Administrative & President's Report

- a. Welcome and call to order
- b. Marvin is welcomed as new board member, appointed by the developer. The law says that the developer, BIB Ltd., can appoint a representative to the board until such time as 95% of the lots are sold. BIB Ltd. has appointed Marvin McCarthy as a board member.
- c. Sandi Smith has been on medical leave – she is ready to finish out her term and is now an active board member.
- d. Today, we have a quorum with Marvin, Ann & Sandi
- e. Due to unforeseen circumstances Bryan and Kathie can't attend today's board meeting.
- f. At this time, only those that are members of records can participate in the meetings. One representative per lot. The board can amend the

by-laws in the future to be more specific about participation in the board meetings. For this meeting we will have just owners of record speak. There were no questions about this.

- g. Proof of Notice of Meeting was posted on the meeting wall.
- h. Minutes of 26 July 2019 special board meeting were approved, 3-0-2. They will be posted on the owner website.

3. President's Report – Ann McGregor

- a. Board meetings/Communications/More POA 101 - membership, rights, rules, etc. We are experiencing some growing pains in our community and organization. There are now more people living in the community – all kinds of different people – and we have all kinds of owners who don't live there yet. All have somewhat different agendas. It is critical that board members take all personal issues out of their interactions with members of the community with regard to POA matters. The board serves the members - all members, and we are your servants. We will be looking into board training for all board members, and will review our documents to ensure they are clear and consistent. Minutes from all meetings are available for review, as well as all legal documents pertaining to the POA.

4. Property Maintenance / Roads – Bryan Weary - - not in attendance, but sent report earlier.

- a. Eagles Landing has been concreted
- b. Stones painted
- c. All roads trimmed
- d. 500 pineapples planted
- e. Tractor shed finished
- f. Communications tower finished
- g. Speed bumps indicated

5. Treasurer's Report - Kathie Miller - - not in attendance, but sent report earlier.

- a. Financial reports were posted on the meeting wall for review
- b. We spent about \$80,000 USD to date
- c. We still have about \$77,000 in the bank and A/R
- d. We have fixed asset with addition of tractor

6. Committee Status Updates - EAB – Doug DeGirolamo – not in attendance but sent report:

- a. Lot 47 received a 3-month extension on construction
- b. Renie received approval for a culvert at the end of her property
- c. Susanne received approval for tree trimming/removal
- d. Jenny received approval for carport covering

7. Standards - needs chair

- a. Gina: Lot 108 - removal of trees – resolved
- b. There was a complaint of a community member harassing workers – but there has been no formal report of alleged violation form filed to date
- c. Susanne volunteered to be on standards committee

8. Gardens – Beth Weary – not in attendance but sent report:

- a. Planted Papayas and Oregano and moved
- b. Trimmed trees
- c. Rotoplast moved
- d. Raised beds are growing basil, onions and more

9. Safety - Gina McCarthy

- a. First aid kit has been placed in upper milpa in the shed where chairs are
- b. AED has been tested monthly and is in working condition
- c. Dr. Anello has additional AED – may bring it down next visit
- d. Dr. Anello and Gina put together a list of what we need. Dr. Anello will bring some items down – and Gina will purchase the rest and have a second first aid kit.
- e. Plans are in the works to build protective housing for AEDs.
- f. We are thinking about doing training for neighborhood watch etc. such as community safety training, first aid, fire safety. Maybe an hour each time.
- g. Gina will meet with Dawna and will put together a suggested first aid kit contents to be added to the website.

10. Communications – needs chair

- a. Report from Paul and DS. Put new anchors in place for communications tower and the metal pole was secured better. Much improved signal.

11. Other Business

- a. Availability of restrooms (Renie Brady)
 - i. Renie was not in attendance so this will be added to the next month's agenda.

12. Membership Forum (5-minute limit per owner)

- a. Most HOA's have 3rd party association management company – they handle communication owner requests, handle complaints and collections, manage website, etc. Ann will get quotes for that and present it next board meeting.
 - b. Dawna made a comment that there have been a lot of improvements on the grounds.
 - c. Susanne made comment about that all changes in garden should be reviewed by owners/POA. As of now, the garden committee makes all those decisions.
- Next Meeting: September 2019 - time and location TBD
 - Adjournment 10:55 am EST/ 8:55 am BZT