

BIB PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

September 19, 2019

A meeting of the BIB Property Owners Association, Inc. Board of Directors was held on September 19, 2019, at 7pm EST/5pm BZT, via FreeConferenceCall online meeting.

Board Members in Attendance:

Ann McGregor - President
Sandi Smith - Secretary
Gene DeMarco - Treasurer

- Welcome and call to order & Proof of Notice of Meeting: The meeting was called to order at 7pm EST by President Ann McGregor. Notice of Meeting was delivered to 100% of owners of record, and Proof of Notice posted on the meeting wall.
- Ratification of appointment to Board to fill vacancy due to resignation: The POA welcomes owner Gene DeMarco to the board to fill the vacancy left by Kathie Miller. Gene will serve as Treasurer for the remainder of 2019.
- Approval of minutes – 22 August 2019 Board Meeting: Minutes from the 22 August 2019 Regular Board Meeting were approved. [Gene/Sandi: 3-0]
- President's Report - Ann McGregor
 - Association Management Company: Owners requested additional time to review the contract and supporting documents. A vote on the contract was postponed and Ann agreed to post all contract documents and send a link to owners. Feedback will be collected, and the vote will take place after the feedback period, or at the October meeting, depending on the deadline for a November 1 start date.
 - Important upcoming activities/dates:
 - The October board meeting will include a discussion on major budget items for 2020. Committee chairs and owners are encouraged to submit suggestions to the board prior to the meeting. The budget will be voted on at the November board meeting and fees set for 2020 at that time.
 - Board elections are coming up. There are two 3-year terms due to expiring terms of Ann McGregor and Sandi Smith. Any unfilled vacancies at that time will also be included in the election process.
 - The Annual Member Meeting will be held in December, at which time

the results of the elections will be announced, along with the budget and fees for 2020, and an overview/Annual Report for 2019.

- The December Board Meeting will take place immediately following the Annual Member Meeting, and officers for 2020 will be elected by the board at that time.

- Property Maintenance Update
 - Tractor use on steep part of river road: Jorge and Roberto asked the board for permission to use the tractor for some maintenance/repairs on the steepest section of the river road. There was some discussion as to the POAs responsibility to share in the cost of upkeep, liability for repairs to the tractor should it be damaged, etc. The board decided to review all input and provide an agreement at a later date if desired.
 - Renie Brady asked that any dredging of the retention pond on the lower river road be preceded by removal of turtles and tadpoles and other wildlife. The board agreed to this request.
 - Additional discussion was held as to water storage needs for the community for the future, and mosquito control for any open water sources.

- Treasurer's Report - Gene DeMarco/Ann McGregor
 - YTD Financials Reports were posted to the meeting wall. We are in excellent financial status, with reserve fully funded and some additional fees coming in during the past month or two. We have sufficient funds to continue our operations through the end of the year, including the addition of the association management company. We also have funds remaining to apply towards projects for 2020.
 - 2020 Budget planning notice: As mentioned in the President's Report, items to be considered for the 2020 budget should be submitted to the board prior to the October board meeting.

- Committee Status Updates
 - EAB - Ann McGregor: The EAB continues to process requests as submitted. We expect to see a few more new homes in the next several months.
 - Gardens – Beth Weary: Garden Share continues with success, and the gardens are being worked and staff assisted by volunteers from the community.
 - Status of other committees: At present time, there are no other active committees. The board is taking care of any outstanding issues in other areas.

- Next Meeting: October 2019 - date and time TBD

- Adjournment