

BIB PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE ANNUAL MEETING OF MEMBERS

December 15, 2019

The Annual Meeting of Members of the BIB Property Owners Association started at 5:00pm EST/4:00pm BZT via FreeConferenceCall online meeting.

1. Attendance

The following members were in attendance:

Ann McGregor	Board Member
Sandi Smith	Board Member
Gene Demarco	Board Member
Beth Patschke-Weary	
Bryan Weary	
Kathie Miller	
Doug DeGirolamo	
Linda DeGirolamo	
Renie Brady	
Paul Prescott	
Dawna Beemis	
Susanne Jefferson	
Marcia Sickelsmith	
Paris Cecilia Jayar	

2. Administrative report

- The meeting was called to order by Ann McGregor at 5:03 pm EST.
- Proof of Notice of Meeting was posted as announcement and event on Townsquare and sent out from our association manager to all owners in an email blast.
- Board Elections results

Ann McGregor and Sandi Smith' terms on the Board have ended.

New board members were voted by the Community Members. Kathie Miller (18 votes) and Paris Cecilia Jayar (32 votes) are added to the board with the 3 current members.

3. President's Report – Ann McGregor

The state of the community are to be found in 2 handouts on the meeting wall.

- Accomplishments from 2019:
 - We have new association and property management company
 - A lot more homes and owners
 - Road improvements
 - Improved safety measures
 - Townsquare app for communication between owners
 - Maintained trails and fire brakes
 - Improvements to the gardens

- Challenges remaining:
 - Increase the internet infra structure so everyone gets covered in their house
 - Continue to balance the needs of renters, residents, vacationers and non-resident land owners

- Big plans for 2020
 - Ongoing road improvements
 - Purchase of community center
 - Enhanced communication and security
 - Ann encourages everyone to get involved by signing up for a committee or joining the board in the future

- Budget
See full budget report on Townsquare. The budget is presented as the best case scenario as if all fees were paid. Then as the year goes by the board has to re-prioritize if all the fees are not collected.

In 2019, there was some re-shuffling:

- No POA office improvements
- No community center
- Didn't put up new tower or improved radio equipment. Instead enhanced the current tower
- Bought a tractor so we can save money long term by maintaining the roads ourselves.
- Bought some commercial equipment: weedwhackers, chain saw
- Built a shed for tractor
- Extra safety and security expenses

Total 2019 budget was 131,720 USD.

Real amount spent in 2019 was 133,320 USD.

We were within by a couple of thousand dollars.

We had some money in reserve from the 2018 budget from projects that were pushed forward into 2019.

Read more on how the budget works and how we carry money forward for certain projects in the explanation at the bottom of the budget report.

Ann thanks everyone for the opportunity to serve the community these past years and feels happy that we're able to build our association and move forward with the new board.

4. Committee Status Updates

- **EAB – Doug DeGirolamo**

- Taken a couple of trees down
- Authorized the building of a couple of houses in a few spots

- **Gardens – Beth Patschke-Weary**

2019 report:

- Transplanted over 50 banana trees
- Planted 12 new citrus trees
- Planted 50 papaya trees
- Removed 10 non fruit bearing trees
- Built 3 raised beds in which we grow tomatoes, peppers, onions, cilantro and basil
- Pruned many trees
- Planted an herb garden
- Trimmed various trees so the orange trees would have more room to grow
- The rabbit coupe is now a composting bin
- Replanted all planters where road signs are
- Cleaned up and pruned front entrance

- **Property Maintenance / Roads – Bryan Weary**

2019 report:

- Gutters on Forest Hill drive
- Brought in 134 loads of material to resurface the roads
- Purchased tractor
- Built tractor shed
- Poured Eagles Landing
- Hired DS Property Maintenance to take care of our grounds and saved the HOA 24,000 USD in contract negotiation

- **Safety – Linda DeGirolamo (volunteer position)**

- Major upgrade on the first aid kit. Everything we need in case of emergency to save a life or stabilize someone to get to hospital.

- Bought 6 trail cameras. 2 are set up in the community and 4 are in Spanish Lookout and will be set in key locations.
- New video cameras installed thanks to Paul and Dawna's hard work getting CTN out here. DVR in the POA house is recording all activity 24/7.
- New front gate locked 24/7. Difficult for thieves to get in. Limited number of non-community people have the code. It's a small inconvenience for some people but we did this on advice from the Benque police department. We got advice from security expert Martin and implemented just about all his suggestions. Looking forward to a quieter 2020 with a more secure community

- **Community Center committee**

No spokesperson yet. Renie Brady agreed to present the report.

Plan A was to build a community center from scratch on the Milpa. However money was needed for the tractor to maintain roads so nothing got further than drawing up plans.

Plan B: The semi-finished building on Lot 28, property of BIB Ltd, would be suitable for a community center similar to the plans from Plan A.

After considerable negotiation we were given the option to take the title of Lot 28 with an expenditure of 7,400 USD for closing fees, waving past fees of 75,000 USD on BIB Ltd's unsold lots. Since it is acknowledged that a good portion of these fees won't be repaid this may be the only way for the POA to recuperate these fees. There is 57,000 USD currently in the bank from which these 7,400 USD closing costs could be paid.

Due to the emergency of security issues, members of the committee decided to table plan B until later. The offer is open until December 31, 2019 and can be reopened should the Board decide so.

5. 2020 Financial Update

The total 2020 budget is 270,200.52 BZ dollars.

The annual fee for 2020 is 1,063.78 USD per lot.

Associa, our management company, will send out invoices

Our fixed costs are:

- Association management
- Property management
- Insurances.

We will be adding budgets for:

- theft insurance for equipment
- fixing up the POA office
- community center
- garden and grounds: put the green house back up, buy more equipment, a variety of seeds and some more dirt
- road projects: improvements to Forest Hill drive similar to what we did on Eagles Landing
- safety: money for another EAD device, waterproof storage and a couple more items
- internet repeaters

More details in the BIB POA 2020 Approved Budget document.

6. Question and Answer Session

We want to thank Ann McGregor and Sandi Smith for their incredible dedication and service to the BIB community and for the amazing job they did on the board for all these years.

7. Adjournment

The annual meeting of members was adjourned at 5:27 pm EST/ 4:27 pm BZT