

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

JULY 05, 2020

A regular board meeting of the BIB Property Owners Association, Inc. Board of Directors was held on July 05, 2020, at 5.00 pm EDT/3.00 pm BZT, via FreeConferenceCall online meeting.

Board members in attendance:

Kathie Miller – President
Beth Patschke-Weary – Vice-President
Paul Prescott – Treasurer
Paris Cecilia Jaye – Secretary

Members in attendance:

Marcia Sickelsmith
Dawna Bemis
Bryan Weary

The meeting was called to order by President Kathie Miller at 5.00 pm EDT/3.00 pm BZT.

The Proof of Notice of the Meeting was posted on the FreeConferenceCall dialogue, on the BIB website and sent out by email by our webmaster Dawna with the changed date from June to July.

- **Review and Approval of Minutes**

Beth makes a motion to approve the minutes of May 17 & 31, 2020.

Kathie seconds.

All in favour: Beth, Kathie, Paul, Paris

The motion passes 4 to 0.

- **State of the Community – President's Report – Kathie Miller**

The board would like to acknowledge the discussion that happened during the previous special meeting on the upgrade of our garden shed which allowed clarifications. It is our hope that lot owners go to the BIB website to review the minutes, contracts and updates.

A reminder that the current board members are new to their roles and all volunteers. We don't always agree on every point but when a decision is made we are all in agreement.

Exciting news: We have a new US account with BMO Harris in Chicago and a new Paypal account will be opened. After a test run an email will be sent out to all lot owners with the necessary information.

- **Treasurer Report – Paul Prescott**

The documents of the financials posted on the meeting wall of the BIB website cover the last month and a half since the previous regular meeting.

We took in about 11,000 USD in HOA fees and spent 7,500 USD. Most of it was for grounds work and maintaining the property and the other big expense was for legal fees.

Paul will be sending out a notice when the new Paypal account is opened and lot owners will be able to pay their HOA fees through that.

Hopefully we will also be able to put both our accounts with BMO Harris together so we can allow cross-border transfers and wire payments to cover our expenses in Belize.

- **Committee Status Updates**

- EAB – Doug DeGirolamo

No report.

- Gardens – Beth Weary

24 trees were planted. We have radishes, garlic and green beans. Herbs are growing in the raised beds.

Every week Beth will write on the board what is available in the garden for people to pick on their free will (herbs, chaya, etc.).

Reminder: Garden share can be picked up after 2:30pm on Wednesdays until 2pm on Thursdays. After that people are free to take whatever is leftover and at 4pm the workers may take what is unclaimed.

- Roads & Maintenance – Bryan Weary

The Garden share shed upgrade is done and we had our first social hour in it. The solar panels on the roof are still pending removal.

The large ditch at the Milpa was filled in and the tremendous rain we had made it settle.

- Safety & Security – Linda DeGirolamo

No report.

- **Discussions**

- Vote on solar panel removal per notice on website

Loeey had sent us a contract that we decided to put forth to our attorney to check its validity. It turns out this was simply a permission for use. Therefore we would like to vote to have Loeey remove his solar panels from the garden share shed to his own lot. They don't allow the collection of rain water and we will want to get our own solar panels down the road.

Paul makes a motion to send out an email to Loeey to give him 14 days from the day of this meeting to remove the solar panels.

Beth seconds.

All in favour: Beth, Kathie, Paul, Paris

The motion passes 4 to 0.

- Update on Belize Registries plus costs

All our documents have been received to get our corporate registry updated our and Financial Intelligence Unit recertification is in process. As this update was never done since the lot owners took over ownership of the association it could lead to some fines, but we hope not. Thank you to the work, due diligence and the long undertaking from Paul to get this sorted.

- Deadline for 2020 HOA fees payment in order to vote

According to the CCRS, any fees and late charges must have been paid up-to-date for lot owners to be able to vote. In the next regular board meeting in August we will pick a date which will be the deadline for people to pay in order to be eligible to vote.

- New BMO Harris US account and Paypal

The new BMO Harris US account number and Paypal account information will be sent out to all lot owners as soon as everything runs perfectly

- Awareness that we are getting quotes from collection agencies

Money from overdue HOA fees has been due since 2019 and prior. As a board it's our responsibility that we collect it back. We are in communication with three collection agencies. We will put information with quotes on the BIB website so all lot owners can be prepared if they want to discuss this at the next meeting.

- **Next meeting**

Monday August 10, 2020, at 07.00 pm EDT / 05.00 pm BZT

- **Adjournment**

Paul makes a motion to adjourn the meeting at 5.29 pm EDT/3.29 pm BZT

Paris seconds.

All in favour: Beth, Kathie, Paul, Paris

The motion passes 4 to 0.