

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

May 17, 2020

A regular monthly board meeting of the BIB Property Owners Association, Inc. Board of Directors was held on May 17, 2020, at 5.00 pm EST/3.00 pm BZT, via FreeConferenceCall online meeting.

Board members in attendance:

Kathie Miller – President
Beth Patschke-Weary – Vice-President
Paris Cecilia Jaye – Secretary
Paul Prescott – Treasurer
Doug DeGirolamo – Member at Large

Members in attendance:

Dawna Bemis	Marcia Sickelsmith	Susanne Jefferson*
Bryan Weary	Linda DeGirolamo	*(less than 8 min per FCC report)

Meeting was called to order by President, Kathie Miller at 5.01pm EST/3.01pm BZT.

Proof of Notice of the Meeting was posted on the FreeConferenceCall board, on the new website www.bibhoa.com and by email.

- **Review and Approval of Minutes**

Doug makes a motion to approve the minutes of April 21, 2020.

Paul seconds.

All in favour: Doug, Beth, Kathie, Paul, Paris

The motion passes 5 to 0.

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

- Due to Covid-19, the closed borders and restrictions put in place in Belize, Kathie’s report is rather short.
- BIB survived the large fires that destroyed many acres of vegetation near our community. BIB is extremely fortunate and thankful to have our experienced maintenance crew and local neighbours who know how to fight and control these fires.
- A lot owner recently stated that the current board members were elected, but Kathie wants to correct this statement by clarifying that two (2) of the current board members were appointed by the previous board.

- An act of vandalism by a community member to the BIB front gate camera took place. There is video footage of this which will be presented to our attorney on how to handle this together with other issues that have been raised.
- Kathie encourages every lot owner to explore the website created by our webmaster, Dawna Bemis. All communication that the board receives and responds to is posted there for transparency.
- Interest charges for the month of May at 1% and each month hereafter will be added to the outstanding balance on lot owners' invoices. Our treasurer, Paul Prescott, will send out the unpaid invoices monthly.

- **Committee Status Updates**

- **EAB – Doug DeGirolamo**

On lot 99, there was a tree in the roadway that needed to be taken down. Since it was on the road, we will not replant 5 new trees.

On lot 122, Jenny Lodes received approval to remove a leaning tree that was dying.

- **Gardens – Beth Weary**

This past month, five (5) trees and two (2) cohune trees were removed. There will be at least twenty (20) fruit trees and five (5) sorrel bushes planted. Seeds will be purchased this week and planted this coming week.

- **Roads & Maintenance – Bryan Weary**

The scraper that broke (two) 2 months ago is now back. Paul Prescott, Bryan, and the workers assembled it on the tractor, it is now ready to grate. The mechanic came out to fix some steering issues with the tractor; rain is needed to add some moisture to the soil before grating the roads.

- **Safety & Security – Linda DeGirolamo**

Someone vandalized our front gate camera so it was pointing skyward. Thank you to Paul who put it back into place. Linda wants to figure out a way to lock that camera into place so it cannot be moved in the future.

Dave and Carissa are working on the fire plan but were not available to give an update at this meeting.

Doug's computer is broken so Linda can not read the SD cards from the trail cameras. Linda is working on finding a solution and will have a plan put in place to check the cards regularly plus clean them.

The first aid kit is in fine shape, everything is working, and it is in the garden share shed. If someone does not know the lock combination, they can message Linda privately.

Marcia Sickelsmith gives an update on the front gate key lock and lock box. Due to the pandemic everything was closed, but now that the hardware stores are reopening, the safety & security committee will look for a lockbox in Spanish Lookout, Belmopan, and Belize City. If one cannot be found, they will consider ordering one.

- **Treasurer Report – Paul Prescott**

Financials for the past month are posted on the website under the May meeting notice.

Paul will send out revised invoices adding the 1% monthly interest charge to unpaid balances monthly.

Tax forms are completed and filed with the IRS. Paul is working on updating the Belize Government business registry information.

Paul will start to research collection agencies as a possible move to help collect the approximately US\$340,000 outstanding past due fees.

- **Discussions**

- **Filling in hole at upper milpa**

Doug makes a comment that the hole looks horrible. It does not do anything and if filled in, it would make a nice spot for additional gardens, add more fruit trees, give lot owners plots to plant their own stuff, etc.

Beth agrees it is a great idea; Bryan confirms the tractor should be able to handle it.

Paul makes a motion to fill in the hole at the upper milpa and turn it into more garden space. Doug seconds. All in favour: Doug, Beth, Kathie, Paul, Paris. The motion passes 5 to 0.

- **Turning the garden share shed into community centre**

This new proposal was brought forward by the gardens committee.

Bryan gives an update on what the job entails. The full description is posted on the website (prior to this meeting) so people can read up on it in detail there.

The main elements would be to remove the fish tank, pour a concrete path, screen it all in, put a concrete sidewalk from the chalkboard down to the building, put concrete gutters all around the perimeter and add two (2) additional rotoplases to catch more rain water for the gardens, fire emergencies, etc.

The solar panels would need to be removed from the roof because they hinder the water collection.

The proposal is budgeted at BZ\$12,000 (US\$6,000).

Roberto got a contractor in and it would be run through his company.

Phase 2 of this project could potentially see the addition of electricity and a bathroom.

The current proposal gives permanent residences a place to gather, is accessible, centralized and could be expanded when/if required.

A special meeting to vote on this contract is scheduled for Sunday, May 31st, 2020, at 5.00 pm EST / 3.00 pm BZT.

- **Fire preparedness**

Dave and Carissa were not available to talk about the fire security plan so this point will be addressed at our next monthly meeting.

- **Next board meeting**

Sunday, June 14th, 2020, at 5.00 pm EST / 3.00 pm BZT

- **Adjournment**

Paris makes a motion to adjourn the meeting at 5.33 pm EST/3.33 pm BZT.

Doug seconds. All in favour: Doug, Beth, Kathie, Paul, Paris. The motion passes 5 to 0.