

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

AUGUST 10, 2020

A regular board meeting of the BIB Property Owners Association, Inc. Board of Directors was held on August 10, 2020, at 7.00 pm EDT/5.00 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
Doug DeGirolamo – Member at Large

Members in attendance:

Marcia Sickelsmith	Melissa Freedman
Dawna Bemis	Lynn Wilson
Bryan Weary	Scott Wilson
Linda DeGirolamo	

The meeting was called to order by President Kathie Miller at 7.00 pm EDT/5.00 pm BZT.

The Proof of Notice of the Meeting was posted on the FreeConferenceCall board, on the BIB website and sent out by email by our webmaster Dawna.

• **Review and Approval of Minutes**

Doug makes a motion to approve the minutes of July 5, 2020. Paul seconds.
All in favour: Beth, Kathie, Paul, Doug, Paris. The motion passes 5 to 0.

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

- With great team work the board is moving forward in a constructive manner and in complete transparency to all lot owners. We have received positive feedback that it's great that we now can pay by Paypal and that the roads have never looked better
- Paul has received notification from the Belize government that all our registries with Florida State and Belize government have been completed correctly. Thank you to Paul for the great effort in getting this sorted.
- The upgrade to the Garden Share shed is now complete and executed by the community's workers very well.
- The camera at the front gate has been covered.

- The hole at the Milpa has been filled in.
- The board welcomes all ideas and suggestions from lot owners. They will be discussed at meetings and, if necessary, voted on.

- **Treasurer Report – Paul Prescott**

- All financial documents are posted under today's meeting wall on the BIB website.
- Our current bank balance is a little over 87,000 USD.
- In the last month we collected 11,000 USD in HOA fees.
- The amount from the proposal for the solar upgrade at the garden share shed and the estimated amount of our fixed costs (such as property maintenance costs, tractor maintenance, bank fees, etc...) would leave us with about 24,000 USD at the end of the year.
- An update on our Financial Intelligence Unit (FIU) certification:
This is the Belize government's anti-money laundering requirements. When Paul applied for renewal in March of 2020, it was rejected because the names of the current board members did not match the names that were on file at the Belize Corporate Registry. Apparently, the records still showed Ann Kaplan, Irene (Renie) Brady and Ann McGregor who were the first elected board members in March of 2016 and there had been many changes to board members since then, but never updated. As a result, we needed to use our lawyer to assist us to figure out what we needed to do to get current. The FIU had threatened to fine us for being late, but we managed to get all the necessary paperwork done with the Belize Registries and the FIU. The process is now complete.

- **Committee Status Updates**

- EAB – Doug DeGirolamo

No requests in the past month. Everything is good and running smoothly.

- Gardens – Beth Weary

- The hole at the Milpa has been filled in. Bryan, Paul, Nacho, Cesar and Beth planted 7 mangos, 3 avocados, 5 Mexican coffees. The plan is to border where the hole was with 7 different kinds of bananas.
- A trellis was built for the dragonfruit. Sue Waite donated the large dragonfruit that was growing in her yard and the rest were smaller ones that were scattered throughout the garden. They're all planted and in place.
- Cesar, Nacho, Paul and Bryan built a large trellis with passionfruit by the sidewalk that leads down to the garden shed.
- Bryan installed a big wash sink in the garden for washing hands and fruits and vegetables for garden share.
- Currently growing in the vegetable garden: radishes, lettuce, onion, green beans, garlic, and cilantro. Green beans have been planted up at the lookout as well.
- The upgraded garden shed is working well and keeping the bugs out.

- Roads & Maintenance – Bryan Weary
- We're keeping the roads graded. They are looking good.
- Bryan and Paul finished installing a roof over the front gate camera so now all cameras in BIB are covered.
- Keeping up with the regular maintenance of the roads and buildings is going well with our great working crew.
- Safety & Security – Linda DeGirolamo
- Linda has been quite ill, but Marcia Sickelsmith has helped her and taken over anything that needed to be done.
- We have a new lock and key box installed at the front gate, and the new gate is now working great.
- The safety committee is responsible for the distribution of front gate keys and it was decided to give Markito Martinez his own key. Markito works in BIB almost daily and has proven himself to be very serious about the security of the community. Renie Brady has offered to pay for the copy of the key.
- Our blood pressure cuff is back in the garden share shed with a new battery. It runs on electricity as well. Melissa Freedman will bring or ship down a stethoscope and an additional blood pressure cuff that works manually. Thank you Melissa.

- **Discussions**

- Collection agencies (refer to website for quotes) and vote

All board members and Melissa agree that out of the three agencies we got quotes from, Axela in Florida is the one we prefer. Axela seems to have good customer service and have an encouraging attitude towards making people pay their past due fees. Currently over 328,000 USD are due in past fees to the BIB community. Paul makes a motion to contact Axela to find out if we can engage them as possible past due fee collection service. Doug seconds. All in favour: Beth, Kathie, Paul, Doug, Paris. The motion passes 5 to 0.

- Update on Belize Registries & FIU plus costs

See update in the Treasurer's report section above.

- Continue with road work/repairs (refer to website for further info)

There are certain areas in the community that require road work. Paul estimates that we could allocate about 10,000 USD from the budget to road work this year. Bryan will make an estimate of the work that could be done for that sum. He will come back with a proposal that will be added to the BIB website and voted on in the next meeting.

- Updating security at milpa (refer website for quote) and vote

Bryan explains why installing an electric system with solar panels at the garden shed would solve three major security issues for the community:

- Our First aid building is currently in complete darkness
- All our valuable power equipment is unprotected

- We could install an electric pump to transfer water from the Rotoplas which would be imperative in the case of fire

In addition, the HOA has invested a large sum of money in an air compressor. The electricity in the garden shed would power that as well in case people need to pump up a flat tyre.

Paul makes a motion to go forward with the proposal on the website to install solar and other related items at the garden share shed. Beth seconds.

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

- o Deadline for 2020 HOA fees payment in order to vote

Normally we have an election every year in November.

The current suggestion is that if lot owners who elect to pay by check, it would need to be received by October 31, 2020 so that Kathie can have it deposited in the bank by October 31, 2020 in order to be eligible to vote.

The board will vote on this suggestion at the next meeting.

- **Next meeting**

Sunday September 13th, 2020, at 05:00 pm EDT / 03:00 pm BZT

- **Adjournment**

Paul makes a motion to adjourn the meeting at 07:48 pm EDT / 05:48 pm BZT

Beth seconds.

All in favour: Beth, Kathie, Paul, Doug

The motion passes 4 to 0.