

**BIB PROPERTY OWNERS ASSOCIATION, INC.**

**REGULAR BOARD MEETING**

**NOVEMBER 15, 2020**

A regular board meeting of the BIB Property Owners Association, Inc. Board of Directors was held November 15, 2020, at 05.00 pm EDT/04.00 pm BZT, via FreeConferenceCall online meeting.

**Board members in attendance:**

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

**Members in attendance:**

Marcia Sickelsmith	Jenny Lodes
Paul Lauricella	Cyndi Lauricella
Dawna Bemis	Susanne Jefferson
Bryan Weary	Scott Wilson
Linda DeGirolamo	T Mc Dermott
Sue Waite	Chris Castano

The meeting was called to order by President Kathie Miller at 05.00 pm EDT/04.00 pm BZT.

The Proof of Notice of Meeting was posted on the FreeConferenceCall online meeting site, 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 October 15, 2020. Paul seconds. All in favor: Beth, Kathie, Paul, Doug, Paris. The motion passes 5 to 0.

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

There was a hurricane go through Belize recently. A brief summary of the damage’s hurricanes have done in Belize in the past years was shared and wishes that everyone stays safe.

The following statements were made about moving forward with the community:

- What are our immediate needs going forward and how can we achieve them?
- Where do you see this organization in a couple of years? What plan(s) may we put together for the future of the community?

- **Treasurer Report – Paul Prescott**

- Current account balance US\$96,000
- Collected US\$3,300 in past HOA fees, mostly through Axela
- Expenses: An Initial deposit of US\$10,000 was made for the concrete work starting next week. Total budget for project is US\$40,000. Further details are on the BIB website.
- Posted a draft budget for next year on the BIB website. Will be voted on in December. Budget was drafted based on minimum necessities needed. If additional funds are received, other projects will be considered.
- Proposed 2021 HOA fee per lot is US\$985. First time in HOA history the HOA fee is under US\$1000

- **Committee Status Updates**

- EAB – Doug DeGirolamo

Nothing new, no requests.

- Gardens – Beth Weary

Two (2) stone walls built by Nacho, Cesar, and Bryan in the lower milpa. Vegetables took a toll with the 17 inches of rain; therefore, cucumbers, red beets, radishes, lettuce, and cabbage were lost.

- Roads & Maintenance – Bryan Weary

Paul Prescott went through the expenses and everything about the current road pavement project is posted on the BIB website.

The company Excel starts pouring concrete October 16.

The project could be pushed back due to the hurricane.

Bryan keeps everyone in the community informed when their road will be worked on so people can get their vehicles out of the way.

- Safety & Security – Linda DeGirolamo

- Safety committee received a budget from the board for new items to purchase but a lot of things have been delayed due to Covid-19.

- Front gate lock tends to harden due to the rain. If it happens, advise Linda or Marcia.

- Replaced the key in the lockbox. Seems to work fine with owners having their personal key and a lockbox with combination.

- Received the backboard and straps which is in the garden share shed. Carissa and Dave will get hooks installed to hang it.

- Everything in the first aid is for everyone to use (residents and workers). Please write on the sign out sheet what you used. It makes it easier to replace what is missing.

- The possibility of getting internet at the front gate and garden share shed is mentioned. It may help in case of emergency to contact people and get a live feed of the gardens from the cameras. Dave, Carissa and Linda are looking into it. Paul Prescott brings up a number of issues that are related to installing internet at the Bean

bale house and the garden share shed that will need to be put into careful consideration. Note that we used to have internet at the Bean Bale house. Jorge Rosales had hooked it up. He had put it in his name and when he left, he took the router and everything with him. It was Sandi and Tim Smith's router that they had told Jorge could use at the Bean Bale house.

- Linda will add a pair of aluminum crutches in first aid room. Please sign out so everyone knows who has them.

- Carissa and Dave are currently working on the fire plan. Linda is hoping to have something to present at the January meeting, especially as dry season is coming back. We now have fire whips that Benque fire department gave us.

- **Discussions**

- Update on Forest Hill Drive

Paul Prescott gives an update:

The issue is that the land from bottom of Howler Hill down to lower milpa is not owned by BIB POA. It is owned by Belize Mountain Resort which Looey Tremblay is an owner. In 2019, Looey offered a road access agreement, but it is only valid until the property is sold.

The board has been given the opportunity to buy the land, but Paul does not think it is fair that the HOA should have to purchase land to have access to all the lots at BIB.

The Belizean Subdivision act of 2010 explicitly states that for any subdivision to be valid, all lots must have road access. The issue is that lot 84 to 128 do not have guaranteed permanent road access to their lots.

Looey has been asked for a permanent easement to be given to the POA and all affected lot owners. He has indicated that he is willing to negotiate, but why should the community pay for this.

It turned out that the POA had leased the communication tower from Looey for 2 years on land that he did not own. Therefore, the board contacted our attorney first to verify that the land is owned by Belize Mountain Resort.

The next step advised by our lawyer is to get a land surveyor to find out if Forest Hill Drive has already been designed as a road reserve. In that case the road would be considered a public access and it would mean that we have guaranteed access.

Forest Hill Drive will not get paved until this ownership/right of way issue is solved.

- Vote on Axela Accounts Receivable Servicing contract

The board confirms it has a great working relationship with Axela. They are easy to communicate with and quick to respond.

A suggestion to employ them to do our receivables in 2021 would eliminate the personal element which is currently being experienced.

Processing fees Axela charges are higher; however, the benefits greatly outweigh the costs and there will also be the possibility to set up payment plans with Axela.

Axela would only handle the billing and collections, and every month they do a transfer to our BMO Harris bank account. The BIB POA will still be responsible for payments.

The contract is posted on the BIB website.

Paul makes a motion that we sign a contract with Axela Technologies to turn over our account receivables servicing to them.

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

- Renewal of Maintenance Contract

It was confirmed that BIB HOA can pay workers directly; therefore, the board wants to try this next year instead of having to pay for a maintenance contract.

Our attorney will set up the Social Security, but it will still be cheaper than having a contract with Robert from Jungle Splash Eco Tours.

The association could save US\$9000 next year, including increased legal fees and paying Social Security. Liability insurance is already in place.

Beth states that Nacho and Cesar don't need supervision. They know exactly what to do, and if there is a job outside of their normal schedule, it will be presented to them.

It is not necessarily something we may do for ever, but the board wants to try it out as it is very respectful of the HOA fees.

- Election update

2 nominees:

- Beth Weary is re-running
- Susanne Jefferson

The election opens October 16 until November 25, 2020.

An email was sent out with all details.

Every lot owner who paid up by October 31, 2020, gets one vote per lot.

A discussion starts:

Susanne gets asked why she deleted Cyndi Lauricella off the Friends of BIB Facebook group when she wanted to have an open discussion on what is going on in the community.

Susanne replies that she does not think the Facebook group is the right place to have such a discussion because not every lot owner is on that group. She has suggested that we bring it to an open forum on the BIB website where everyone can discuss.

Webmaster Dawna Bemis says that she made the decision to not have an open forum. This is due to past issues of foul language and threats. Dawna does not have the time or patience to monitor the site to that level.

Paul states that he was the recipient of abusive language from Susanne on the Facebook group and was deleted off the group as well.

Susanne says she is ready to build some bridges and apologizes to Paul for anything she may have said.

- Use of the Bean Bale house for construction workers

Excel construction will bring workers out to BIB and it is common that they stay overnight. We do not use the Bean Bale house for much at the moment, and it seems appropriate for this purpose.

A document has been posted on the BIB website with guidelines stating that the lot owners are responsible for ensuring that the workers follow all the rules (quiet time, no

littering, etc...), and that the lot owners would pay a security deposit while the workers are staying at the Bean Bale house.

If anyone has any suggestions, please send them to the board.

Paul makes a motion that we allow construction workers to use the Bean Bale house during road work and the construction of lot owners' homes provided that the lot owners agree to the terms set forth.

Doug seconds. All in favor: Beth, Kathie, Paul, Doug. The motion passes 4 to 0. Unfortunately, Paris had issues with internet but agrees with this motion.

- **Next meeting (annual meeting)**

Sunday, December 13, 2020, at 05:00 pm EDT / 04:00 pm BZT

- **Adjournment**

Doug makes a motion to adjourn the meeting at 05:58 pm EDT / 04:58 pm BZT  
Beth seconds. All in favor: Beth, Kathie, Paul, Doug. The motion passes 4 to 0.