

**BIB PROPERTY OWNERS ASSOCIATION, INC.**

**ANNUAL BOARD MEETING**

**DECEMBER 13, 2020**

An annual board meeting of the BIB Property Owners Association, Inc. Board of Directors was held December 13, 2020, at 05.00 pm EST/04.00 pm BZT, via FreeConferenceCall online meeting.

**Board members in attendance:**

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

**Members in attendance:**

Shelley Spruit	Jenny Lodes
Paul Lauricella	Cyndi Lauricella
Renie Brady	Susanne Jefferson
Scott Wilson	Sue Waite
Marcia Sickelsmith	Bryan Weary
Linda DeGirolamo	Sandi Smith

The meeting was called to order by President Kathie Miller at 05.00 pm EST/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.

- **Review and Approval of Minutes**

Approval of the minutes of November 15, 2020 will be added to the January meeting agenda because the minutes were not received in time for all board members to review.

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

Brief overview of the major community developments in 2020:

- The contract with Associa was ended as they were unable to pay vendors in Belize saving the HOA a minimum of US\$875 per month.
- The biggest expense in attorney fees of 2020 was updating legal documentation with the FIU. This had not been done since 2016-2017. It took Paul Prescott many volunteer hours to get these documents all updated.

- The board decided to hire the collection agency Axela Technologies to deal with the large amount of past due fees owed to the HOA. The initial announcement of this going into effect brought in over US\$35,000. This boost to our budget allowed for upgrades to be done on our roads.
- Near the start of 2020, a new maintenance company, Jungle Splash, was hired. This allowed the HOA to save US\$1,500 per month and pay our workers an acceptable wage per day. Our maintenance crew does a great job maintaining the community grounds frequently receiving positive feedback.
- Significant improvements were made to the Garden Share shed. Everyone is encouraged to review the video posted on the BIB website to see the full update.
- A total of 65 fruit, coffee, banana and citrus trees were planted in the upper milpa. A trellis was made for the dragon fruit and one for the passion fruit. A sink was installed to wash the produce for garden share and allow the workers to wash their hands. Lots of vegetables were planted.
- Breadfruit trees were removed in the lower milpa. 4 tangerines and 4 banana trees were planted. Videos are posted on the website for a full garden update.
- The first aid kit contains an AED, a high blood pressure cuff, some plastic first aid supplies, and a new back board for the community, all available in the garden share shed.
- A bar was added to the front gate to prevent motorcycles or small utility vehicles from sliding under it.
- The EAB continues to work on the handbook and will continue the progress into 2021.

Financial report of 2020:

For the first time in BIB history, over US\$101,000 was collected in HOA fees. There is still a past due balance of about US\$290,000; therefore, Axela Technologies was engaged to assist with collection of these funds.

The board would like to thank everyone who has volunteered to help make this community better and there is plenty of evidence that has been done.

Feel free to contact us at [bibhoaboard@gmail.com](mailto:bibhoaboard@gmail.com)

- **Board member update**

A resignation from our treasurer, Paul Prescott, was received (see letter attached\*). Cyndi Lauricella has volunteered to become treasurer for the remaining term. Doug makes a motion to approve Cyndi Lauricella as board member. Paris seconds. All in favor: Beth, Kathie, Doug, Paris. The motion passes 4 to 0.

- **Committee Status updates**

More in-depth review to be done in our January meeting.

- **Treasurer Report and 2021 Fee Schedule**

As of December 2020, approximately US\$92,590 was received. Part of this is reserved for the concrete and road work that is being done in BIB.

The balance sheet cash flow and profit & loss is posted on the BIB website for review.

Paul Prescott made a proposed operating budget for 2021 and came up with next year's HOA fees of US\$985 per lot. The board worked very hard to get these fees under US\$1,000.

Beth makes a motion to accept the US\$985 fee scheduled for the budget of the HOA fees for 2021. Doug seconds.

All in favor: Beth, Kathie, Doug, Paris. The motion passes 4 to 0.

- **Discussion and vote re Christmas bonus to maintenance workers**

Our maintenance workers do great work and manage themselves very well.

Doug makes a motion to pay our hardworking maintenance workers a Christmas bonus of BZ#100. Beth seconds.

All in favor: Beth, Kathie, Doug, Paris. The motion passes 4 to 0.

- **Questions/Answers?**

Doug and Paris express their desire to keep the community moving forward.

Susanne Jefferson thanks everyone for the warm welcome as a new board member and looks forward to accomplishing more in 2021.

Kathie announces that Dawna Bemis has terminated her volunteer work as webmaster. Cyndi and Beth have stepped forward to take over the job.

- **Adjournment**

Paris makes a motion to adjourn the annual meeting at 05:22 pm EDT / 04:22 pm BZT  
Beth seconds. All in favor: Beth, Kathie, Paul, Doug. The motion passes 4 to 0.

This meeting to be followed by a regular monthly board meeting.

\* Treasurer Paul Prescott's resignation letter:

Dear Fellow Board Member,

For the past year, I have served as Treasurer of the BIB POA. I agreed to become Treasurer because we had a Board that was committed to being open, transparent, and treating everyone equally. For the last year, I believe we achieved that. I thought that the BIB community would appreciate an open and fair Board that actually got things done. I was wrong.

The recent election of Susanne Jefferson has shown that the overwhelming majority of owners here at BIB have radically different concepts of fairness and responsibility. Susanne Jefferson's behaviour at BIB is extensive and well documented: vandalization of community property, flagrant disregard for community safety, harassment of community members and workers, etc. That she would then be elected to the BIB POA Board is frankly stunning. Out of those owners eligible to vote, 78% either actively supported her or acquiesced to her becoming a Board member. That is not a community I am willing to work for.

Therefore, I resign as Treasurer. I am willing to remain in place until December 12, 2020 to ensure a smooth transition.

I appreciate my time spent on the BIB POA Board, and wish you the best.

Sincerely,  
Paul Prescott