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This topic has 3 replies, 1 voice, and was last updated 7 months ago by  Paul Prescott.

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	May 23, 2020 at 7:27 pm #1332
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Paul

Prescott

Moderator

(104.218.52.21

4)

New option for Community Center please ensure you read #5

Looey Tremblay <looey@looey.com> Fri, May 22, 8:05 PM To: BIB POA Board <bibhoaboard@gmail.com>

Cc: Ann Louise McGregor <annmcgr@gmail.com>, Jenny Lodes <jlodes1159@icloud.com>, j davidlove63

<jdavidlove63@gmail.com>, Gene DeMarco <demarco.gene@yahoo.com>, farrell laura

<lfarrella@hotmail.com>, Jane Rufe

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Cecilia Jayer <cecilia.jayer@gmail.com>, info

<info@worldseedsupply.net>, Candee Tremblay

<candee@looey.com>, Susanne Jefferson

<blewize42@yahoo.com>, Irja <irjapixie@gmail.com>, Irene

Brady <irene@natureworkspress.com>, Jeff Sherman

<jeffsherman306@gmail.com>, Michael Saunders

<msaunders4110@gmail.com>, uruguaybound

<uruguaybound@yahoo.com>, jim hagen

<jhagenphotography@me.com>, leo tolover

<leotoliver@gmail.com>

Dear Board

We are happy that a community centre is being considered.

We have heard a lot of information bantered about in the last little bit, which is great community involvement.

Four options:

1. Most recent board plan for conversion of existing fish pond area.
2. Previous plan of down at the milpa.
3. The exchange of the structure and Lot 28 in exchange for HOA fees owed.
4. Do nothing for now.
5. There is a fifth possibility!

There are pros and cons to all of them.

1.

If the decision is to go with the most recent plan the board is putting forth, we have some suggestions.

Few people have their decks screened in. Im not sure why we are screening this little area in.

A lot of us have tried to get away from concrete, but if the walkway is unsafe, something would have to be built to be safe. Have any options other than concrete been considered that are safe, long lasting and durable and maybe more eco friendly.

Last year there was no need for more water and it was even decided not to use the cistern located on the mayan mound.

I believe it was actually drained because it wasn't required. If more water is required, it should be made to work. It has good gravity feed and even a very large pipe could be added down by lot 49 for quick fill of cisterns on the back of a truck or a water pumper. This was part of the original plan for fire suppression.

The removal of the fish tank which is DECONSTRUCTION, goes against every principle and core of an eco community if there is an alternative idea. There are great suggestions for the use of the old fish tank. IF you need water, you have an already built in cistern for some water storage. If water is not required, it could be used as large vermipost centre or a seeding bin and im sure if put out to the community there could be a lot of creative ideas come forth.

Lastly, i have seen some of the comments re moving of the solar panels which directly, negatively, affects the environment. It also negatively affects the owner of the home which is the developer as well an existing home and the original concept of the eco community. Firstly, i do not recall being contacted regarding problems with the wiring on the panels. We would look after that right away if someone was to send me information on the issue. The concept from day one of BIB was to minimize the cutting of trees where possible. Locating solar panels on common space was always favoured if this was going to assist a home owner or lessen the impact on the environment. If the solar panels are forced to move. There will be a ton of trees in the back of lot 40 and up on the green space above it to provide

adequate sun for solar. The same was provided to lot 41 originally but ONLY due to the owner of lot 41, they have not been using their right to have panels there as they have NO solar at all in the house. Both lot 40 and 41 were granted the right to have their solar panels there because of the huge NEGATIVE IMPACT on the environment if trees had to be cut to provide on their own lots. I would hope that the Board would honour the agreement for both owners to leave the solar panels there. The problem it seems is that you would like to catch the water from the solar panels. We would at OUR EXPENSE build a catchment system by placing a gutter at the bottom end of the solar panels and direct it to one of your nearby storage containers.

2. The plan for the lower milpa. Seems to be reasonable and more preferred due to the size of it. A lot of people have been concerned with the size of plan one above. Provides water retention and utilizes that concrete base as useable space.

3. Purchase of Lot 28. We will skip this one but please read number 5.

4. Although a community centre is needed it seems that lack of money is one of the issues you have proposed a smaller one than most seem to want and that the community needs. We like the idea of moving forward with a community centre.

5. Free use of Lot 28. We were asked recently if it could be used for a gathering place for the fire fighting teams. We

granted it immediately. There seems to be differing of opinions towards the purchase of it, so we believe we have come up with something that will be fantastic for the community and economical to boot. I have discussed with Michael Saunders the fact the board has explained the community does not have a lot of money to spend at the moment. We are willing to let the community use the property and structure on Lot 28 with NO CHARGE until the community has money to spend to do one of the three options above. We will keep it up for sale and give the community at least 60 days notice that we have an accepted offer on it and that other arrangements for a community centre need to be made. It has been for sale for awhile and with the pandemic, it may be quite some time before it sells. With some community involvement, we could have something sizeable to use immediately. We could even discuss the running of power from the Toucan to the property. You would then have a little electricity and water storage, loads of space and a fully covered place to enjoy. We have a bunch of mahogany cupboards from a house that was destroyed in a hurricane, if you wanted to use some of them for a kitchen set up. You would be welcome as well to use them.

I would appreciate the board to post this on their website. If you have any questions regarding anything above, please reply all to this email, therefore we can ensure they are answered.

This is an important decision that affects the entire community. Is an online survey worth it?

I will also post this on <http://friendsofbib.com/>, and messenger friends of bib, as they are both interactive.

Please feel free to send this to other owners.

I hope all is well with everyone during the pandemic.

Regards,
Loeey Tremblay
Broker/Owner
RE/MAX Belize Property Center

May 23, 2020 at 7:31 pm

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**Paul
Prescott**

Moderator

(104.218.52.21

4)

New option for Community Center please ensure you read #5

BIB POA Board <bibhoaboard@gmail.com> Sat, May 23, 7:25 PM

To: Loeey Tremblay <loeey@loeey.com>

Cc: BIB POA Board <bibhoaboard@gmail.com>

Thank you for your email.

In response to your points.

Concrete. Regardless of what was once planned or envisioned for BIB, what we actually have to follow are the Community's governing documents, and they make no prohibition about the use of concrete. As we have pointed out previously, there are environmental problems with all building materials. Most of the people with wooden structures here at BIB must regularly spray their homes with chemical pesticides to keep them free of termites. And these chemical pesticides are so toxic, that the owners typically have to leave their houses for a day or two. The use of chemical pesticides is typically something that goes against "every principle and core of an eco community".

Water Storage. We have addressed the need for additional water storage in previous emails posted in the forum.

"Deconstruction". Again, there is no prohibition against the removal of a structure in any of the governing documents. The notion that a structure can never be removed once it is built is frankly, ludicrous. The fish tanks have not been used for years, and no one has ever volunteered to do anything with the tanks.

Solar Panels. Please see the attached picture of the Tree Tops house in full sunlight. The notion that "a ton of trees" will need to be cut is questionable at best. You have already had a large tree removed in the garden because it was blocking the solar panels on the Garden Share shed roof. If a previous BIB POA Board has provided you with a written agreement allowing you to keep your solar panels on the

Garden Share shed, then please share this document with the BIB POA Board, and we will honor it.

Lower Milpa Proposed Community Center. This is confusing, because even though you are against the use of concrete at the Garden Share shed, you are alright with its use in constructing a new Community Center at the lower milpa. In terms of “eco friendliness”, re-purposing an existing structure is far more environmentally friendly, then constructing a new structure from scratch.

Lot 28. Thank you for your generous offer to allow the use of the partially constructed building on Lot 28. So that there are no misunderstandings, we think it is important to point out that the BIB POA Board will not spend any money towards the rehabilitation or upkeep of the structure on Lot 28. It would be financially irresponsible to invest money into a structure that the community does not own.

Thank you,
BIB POA Board



May 28, 2020 at 5:07 pm

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Paul

Prescott

Moderator

(216.158.233.12

6)

Re: Community Center

Loeey Tremblay <loeey@loeey.com> Wed, May 27, 7:45 AM
To: BIB POA Board <bibhoaboard@gmail.com>, Loeey
Tremblay <loeey@loeey.com>

Cc: Ann Louise McGregor <annmcgr@gmail.com>, Susanne
Jefferson <blewize42@yahoo.com>, Michael Saunders
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<andrei.grichine@gmail.com>, Tim lafolla
<iafollatim@yahoo.com>

Dear Board

Im not sure why you elected to just email your responses to me only in regards to this, i have included the rest of the people that were attached originally. Please ensure this gets posted on your site.

For ease of understanding i am going to use capitals to comment on your comments below. This is in no way meant to be screaming, purely an identifying way of my comments.

If the Board could please confirm receipt of this email i would appreciate it.

Also please feel free to share this with any other owners in the community.

From: "BIB POA Board" <bibhoaboard@gmail.com> To: "looey@looey.com" <looey@looey.com>
Cc: "BIB POA Board" <bibhoaboard@gmail.com> Sent: Saturday, May 23, 2020 9:24:27 PM
Subject: Re: New option for Community Center please ensure you read #5

Thank you for your email.

In response to your points.

1. Concrete. Regardless of what was once planned or envisioned for BIB, what we actually have to follow are the Community's governing documents, and they make no prohibition about the use of concrete. THERE IS A PLACE

THAT CONCRETE IS THE BEST TO BE USED, I WAS WONDERING IF ANY OTHER ALTERNATIVES HAD BEEN LOOKED AT. THE FISH TANK WAS BUILT OUT OF CONCRETE AS WE FELT THERE WAS NOT ANOTHER GOOD ALTERNATIVE AT THE TIME.

As we have pointed out previously, there are environmental problems with all building materials. Most of the people with wooden structures here at BIB must regularly spray their homes with chemical pesticides to keep them free of termites. And these chemical pesticides are so toxic, that the owners typically have to leave their houses for a day or two. The use of chemical pesticides is typically something that goes against “every principle and core of an eco community”. CAN THE BOARD DO SOME DUE DILIGENCE TO SEE IF THERE IS ANY NEW PRODUCT TO PROTECT AGAINST TERMITES

2. Water Storage. We have addressed the need for additional water storage in previous emails posted in the forum. WHY NOT USE THE FISH POND AS A CONCRETE CISTERN THAT IS ALREADY BUILT AND PAID FOR. ALTHOUGH NOT LARGE, IT IS ALREADY THERE. JUST A SUGGESTION

3. “Deconstruction”. Again, there is no prohibition against the removal of a structure in any of the governing documents. NOPE I AGREE The notion that a structure can never be removed once it is built is frankly, ludicrous. The fish tanks have not been used for years, and no one has ever

volunteered to do anything with the tanks. SEE ABOVE FOR A SUGGESTION.

4. Solar Panels. Please see the attached picture of the Tree Tops house in full sunlight. YES THE HOUSE DOES GET SOME SUN, AS YOU KNOW THE AMOUNT OF TIME AND THE AMOUNT OF DIRECT SUNLIGHT WITH NO SHADING IS IMPERATIVE TO OBTAINING SUFFICIENT SOLAR. The notion that “a ton of trees” will need to be cut is questionable at best. WE STUDIED IT AT THE TIME AND THERE ARE A LOT OF TREES THAT WILL NEED TO BE CUT. BEFORE THE BOARD MAKES A DECISION TO MOVE THE SOLAR PANELS, IT WOULD BE PRUDENT FOR YOU TO DO A STUDY ON HOW MANY TREES HAVE TO COME DOWN TO GET 6- 8 HOURS OF SUN A DAY. You have already had a large tree removed in the garden because it was blocking the solar panels on the Garden Share shed roof. If a previous BIB POA Board has provided you with a written agreement allowing you to keep your solar panels on the Garden Share shed, then please share this document with the BIB POA Board, and we will honor it. I APPRECIATE KNOWING THIS. I AM ATTACHING OUR AGREEMENT TO THIS EMAIL AND YOU CAN ALSO LOOK BACK AND SEE THE MEETINGS OF MINUTES THAT THE BOARD DID ON OCTOBER 24, 2014. YOU CAN SEE THAT THIS DID NOT COST THE COMMUNITY MONEY. THE OWNER PAID FOR ALL OF IT. IF YOU DONT HAVE A COPY OF THIS, I AM HAPPY TO PROVIDE THIS AS WELL. IT STATES

5.1 Motion Tabled to Allow the Owners of Lot 40 and Lot 41 to Run A Solar Line Across the Road At Their Own Expense and

To Mount Their Solar Panels on the Existing HOA Building in the Milpa.

A motion was tabled to allow the owners of lot 40 and lot 41 to run a solar line across the road at their own expense and to mount their solar panels on the existing HOA building in the Milpa. Comments were received from the membership. After discussion of the Matter the Meeting unanimously agreed and it was RESOLVED that the owners of lot 40 and lot 41 would be allowed to run a solar line across the road at their own expense and to mount their solar panels on the existing HOA building in the Milpa.

FURTHERMORE THERE HAVE BEEN SOME COMMENTS THAT THINGS WERE DONE FOR OWNERS FOR MONETARY GAIN OUTSIDE OF THE PARAMETERS OF THE GUIDELINES WE HAVE IN PLACE. I BELIEVE ALL PAST BOARDS HAVE WORKED TO THEIR BEST ABILITY TO HAVE SOME COMPASSION FOR OWNERS. SOME OF YOU DONT REMEMBER THE PIONEER DAYS OF HIKING FOR 6 HOURS TO GET TO THE RIVER AND BACK, THROUGH FOREST. PEOPLE WALKING FOR WEEKS THROUGH IT TO TRY TO DETERMINE THE BEST WAY TO LAY THINGS OUT AT BIB. EVEN CITIES WITH YEARS OF EXPERIENCE, TONS OF SPECIALIZED PEOPLE AND RESOURCES AT THEIR HANDS ALLOW VARIANCES TO RULES.

THE VARIANCES AT BIB WERE NOT DONE FOR MONETARY GAIN, THEY WERE FOR VARIOUS REASONS MOSTLY TO WORK WITH PEOPLE AND ISSUES OF THE LAND AT

BIB THAT IS NOT ALWAYS SO EASY TO BUILD AROUND OR FOR THE PRESERVATION OF THE ENVIRONMENT.

HERE IS ALSO A LIST OF THE VARIANCES THAT I REMEMBERED HAD BEEN GRANTED PRIOR TO THE PREVIOUS BOARD TAKING OVER BACK IN 2016 (this list is not in caps) THESE WERE CLARIFIED WITH THE PREVIOUS BOARD AS WELL, I BELIEVE IN 2017.

Lot 1: outside stairs too close to lot line, top of driveway infringes on Lot 2

Lot 2: parking area too close to lot line, solar house on community property, extra driveway, 10ft border cleared

Lot 40: 10ft border cleared, house may be in 10ft border, solar located on garden shed roof

Lot 41: 10ft border cleared, solar located on garden shed roof

Lot 54: Marc Boissy – solar house in ten ft border

Lot 68: Laura and Gary: hilltop removed, lot cleared, accessory building not completely on their property, house too close to property line

Lot 77: Kathie Miller – retaining wall for driveway, 10ft border cleared

Lot 84: Sue Waite - driveway is in green space/community property, front cleared

Lot 127: large footprint, too close to/in road, 10ft border cleared and house too close/in 10ft border

PLEASE NOTE THAT I BELIEVE LOT 1 AND LOT 2 WERE BUILT EVEN BEFORE THE GUIDELINES WERE IN PLACE AND ARE HENCE GRANDFATHERED IN.

THERE ARE A COUPLE THAT WERE MISSED AS WELL THAT I DO RECALL.

EVEN WITH ALL THE INFORMATION THAT SHOWS THE SOLAR PANELS HAVE THE RIGHT TO BE THERE. WE ARE STILL WILLING, AT OUR EXPENSE TO BUILD A GUTTER SYSTEM AT THE BOTTOM OF THE SOLAR PANELS TO HELP CATCH THE WATER FOR THE COMMUNITY USE.

5. Lower Milpa Proposed Community Center. This is confusing, because even though you are against the use of concrete at the Garden Share shed, you are alright with its use in constructing a new Community Center at the lower milpa. In terms of "eco friendliness", re-purposing an existing structure is far more environmentally friendly, then constructing a new structure from scratch.

I THINK THERE IS A PLACE FOR CONCRETE IF AN ALTERNATIVE MATERIAL DOESNT MAKE SENSE. WE DID USE CONCRETE FOR THE CULVERTS AND GUTTERS? ANYTHING

FOR HOLDING OF WATER IT SEEMS TO BE THE BEST. HENCE THE PLANNED CONSTRUCTION WAS FOR A CISTERN UNDER THE FLOOR, SO CONCRETE IS PROBABLY THE BEST WAY TO GO, UNLESS SOMEONE HAS A BETTER IDEA.

6. Lot 28. Thank you for your generous offer to allow the use of the partially constructed building on Lot 28. YOU ARE WELCOME. So that there are no misunderstandings, we think it is important to point out that the BIB POA Board will not spend any money towards the rehabilitation or upkeep of the structure on Lot 28. It would be financially irresponsible to invest money into a structure that the community does not own.

I DID NOT ASK YOU TO SPEND MONEY ON THE REHABILITATION OR THE UPKEEP. I OFFERED YOU TO USE IT FOR FREE. SO THE COMMUNITY WOULD HAVE A LARGE COVERED SPACE THAT THEY COULD USE IMMEDIATELY WITHOUT PUTTING OUT MONEY. MAYBE YOU THOUGHT THE SUGGESTION OF RUNNING POWER TO IT WAS FOR OUR FUTURE BENEFIT. THAT WAS NOT THE CASE. YOU CAN TAKE YOUR WIRE AND BULB WHEN YOU ARE FINISHED USING IT.

IF THERE ARE THINGS THAT NEED TO BE DONE FOR YOU TO USE IT, WE OPEN TO DISCUSSION.

I ALWAYS LIKE TO REMEMBER THAT WE ARE ALL MEMBERS OF THE COMMUNITY, WE ALL WANT TO HAVE A HAPPY, PEACEFUL LIFE. WORKING WITH ONE ANOTHER HELPS

ACHIEVE IT. GOOD COMMUNICATION ASSISTS IN THIS AS WELL.

THANKS FOR YOUR TIME

Contract

Between

BETTER IN BELIZE HOME OWNERS' ASSOCIATION

And

Better In Belize Ltd.


October 27, 2014

We are granting permission for the owners of lot 40, currently being Better In Belize Ltd. to run a solar line across the road at their own expense and to mount their solar panels on the existing HOA building in the Milpa to provide solar for lot 40 and lot 41. Comments were received from the membership. After discussion of the Matter the Meeting unanimously agreed and it was RESOLVED that the owners of lot 40 and lot 41 would be allowed to run a solar line across the road at their own expense and to mount their solar panels on the existing HOA building in the Milpa to provide solar to both properties.



Authorized Signing Officer per:
Better In Belize Ltd.


October 27, 2014
Dated



Authorized Signing Officer per:
BETTER IN BELIZE HOME OWNERS' ASSOCIATION

October 27, 2014
Dated

Witness

This reply was modified 7 months ago by  Paul Prescott.
Reason: Added contract attached to email

May 28, 2020 at 5:10 pm

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1345



Paul
Prescott

Moderator

(216.158.233.12

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Community Centre

BIB POA Board <bibhoaboard@gmail.com> Thu, May 28,
4:59 PM

To: Looey Tremblay <looey@looey.com>

Cc: BIB POA Board <bibhoaboard@gmail.com>

Hello Looey,

In response to your email, which like all your other emails,
are posted on the bibhoa.com website:

1. It is not the Board's responsibility to research pesticide products for individual owner use. The point of the comment was to show that it is easy to pick and choose individual actions that have a negative environmental impact.
2. The fish tank is taking up a lot of useful space.
3. It is not the Board's responsibility to perform sun studies on individual owners lots. Many lot owners have needed to cut down trees in order to obtain sufficient solar coverage. The EAB process is in place for this very reason. Again, you are only being asked to do what every other lot owner here has to do.

4. Thank you for providing the meeting notes and the contact from 2014. This is the first time the BIB POA Board has seen or heard about this contract. Would you please share any other written agreements that you have with the BIB POA dating before 2016 that are still in force? We will review this contract with our attorney.

5. The current Board has never said that “things were done for monetary gain”. If you are going to make this accusation, please provide evidence of such.

6. The Board also appreciates the efforts that all people have made in getting BIB off the ground. However, any hard work done in the past does not entitle anyone to special treatment in the present. The CCR’s that are in place now do not allow for variances.

7. The Board felt it is important to note that no BIB POA funds will be used in fixing up the structure on Lot 28, because Florida HOA law has special requirements if an HOA is going to spend money on a non-community owned project.

Thank you,
The BIB POA Board

Author

Posts

Reply To: Another Community Center Proposal

Visual

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B *I* “ ABC ☰ ☷ ☹ ☺ ☻ ↶ ↷ 🔗 🖼️

Tags:

Notify me of follow-up replies via email

Subr

 Email

bibhoaboard@gmail.com

 Address

10.5 Hydro Road, Benque Viejo del
Carmen, Cayo Belize CA