


☰ Menu

[Home](#) › [Forums](#) › [HOA Board](#) › Correspondence With Better In Belize Ltd.

[Favorite](#) | [Subscribe](#)

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

Viewing 4 posts - 1 through 4 (of 4 total)

Author	Posts
December 7, 2020 at 2:27 pm	#1552
EDIT MERGE CLOSE STICK (TO FRONT) TRASH SPAM UNAPPROVE REPLY	



Paul
Prescott

Moderator

(136.144.35.136

)

Back in September, 2020 the POA announced that we would be sending lots that had significant past due POA fee balances to a collections agency. Better In Belize Ltd sent a sum of money to the BIB POA with instructions as to which lots to pay off the past due balances. We followed their instructions and sent out receipts for those lots. The other lots were sent to the collection agency, who has been sending BIB Ltd regular notifications.

We recently received notification from BIB Ltd, that they had sold one of their lots. We informed them that this lot still had a past due POA fee balance. BIB Ltd then insisted that this was due to a clerical error and that money they had been designated for one lot, should have been designated to the lot just sold.

After review, the BIB POA Board decided that it would not be in the best interest of the community, nor fair to all the other lot owners who had paid their POA fees, to move funds between these lots, especially since one of these lots had already been sent to the collections agency.

The following email was sent to BIB Ltd announcing this decision.

Hello Veronica & Looey,

Yes, it is unfortunate that you made a clerical mistake when paying your past due POA fees. Generally, the BIB POA would be amenable to resolve such situations. However,

Better In Belize Ltd. has proven not to be a good-faith member of this community:

- For two years, you charged the BIB POA rent for the internet tower for land that you did not own.
- You have refused to provide a permanent easement for Forest Hill Drive so that lots 84 through 128 would have irrevocable road access to their lots.
- You have made false and baseless accusations of improper behavior by the current BIB POA Board members.
- You continue to refuse to pay your fair share of POA fees, instead relying on all the other lot owners to fund the maintenance and improvements that improve the marketability of your lots for sale.

Therefore, we will not be switching the payments on [the two lots in question].

Sincerely,

BIB POA Board

December 7, 2020 at 2:31 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1553**

The BIB POA received the following response from Looey Tremblay. Note that Looey took the original email and



Paul

Prescott

Moderator

(136.144.35.136

)

annotated it with his comments in uppercase letters.

See my capitals below

Regards,

Loeey Tremblay

Broker/Owner

RE/MAX Belize Property Center

Hello Veronica & Loeey,

Yes, it is unfortunate that you made a clerical mistake when paying your past due POA fees. WELL WE ARE VERY HAPPY THAT YOU CAN SEE IT IS A CLERICAL ERROR AND WE EXPECT YOU WILL CORRET ON YOUR END. Generally, the BIB POA would be amenable to resolve such situations. However, Better In Belize Ltd. has proven not to be a good-faith member of this community YOU SERIOUSLY MUST BE JOKING:

- For two years, you charged the BIB POA rent for the internet tower for land that you did not own. LET ME REMIND YOU IT WAS AN EXCHANGE FOR A TRAILER PARKED ON COMMON GROUND, GROUND YOU DONT OWN. SECONDLY IF YOU ARE SO AGHAAT AT THIS, I DONT SEE YOU MOVING

THE INTERNET TOWER OFF SOMEONE ELSE'S LAND. I ACTUALLY OFFERED TO TAKE IT DOWN AND LEAVE BIB WITH NO INTERNET. IT SEEMS EVERYONE WAS HAPPY WITH THE MISTAKE THAT MIKE WINROWS INFORMATION LED US TOO.

- You have refused to provide a permanent easement for Forest Hill Drive so that lots 84 through 128 would have irrevocable road access to their lots. YOU HAVE A SIGNED DOCUMENT BY US. YOU CONTINUE TO SPEND MONEY OF THE COMMUNITY TO PROVE THE WORST INSTEAD OF FINDING A SOLUTION TO YOUR FEAR. NOT ONCE HAS THIS BOARD PICKED UP THE PHONE AND CALLED US AND SAID. HEY LOOEY , HEY MIKE WE HAVE SOMEONE IN THE COMMUNITY OR SOME PEOPLE IN THE COMMUNITY THAT DONT FEEL COMFORTABLE WITH THE DOCUMENT PROVIDED. WE APPRECIATE YOU RAISING INVESTORS TO BUY THE PROPERTY UPON MIKE WINROWS DEATH TO GUARANTEE OUR ACCESS. NOW HOW CAN WE WORK TOGETHER TO ENSURE ALL COMMUNITY MEMBERS FEEL GOOD ABOUT IT. INSTEAD YOU SPEND MORE OF THE COMMUNITIES MONEY. WE HAVE MEMBERS IN THE COMMUNITY THAT TELL BUYERS THERE IS AN ISSUE WHEN THERE ISNT ONE. LOOKS LIKE PURPOSELY TRYING TO THWART SALES. ONCE AGAIN COUNTER PRODUCTIVE TO THE COMMUNITY.

- You have made false and baseless accusations of improper behavior by the current BIB POA Board members. NAME

THEM, I WOULD LOVE TO HEAR THIS. THERE HAVE BEEN NONE OF THESE MADE.

- You continue to refuse to pay your fair share of POA fees, instead relying on all the other lot owners to fund the maintenance and improvements that improve the marketability of your lots for sale. WE HAVE IN GOOD FAITH PAID FOR PAST HOA FEES CLAIMED BY THE BOARD, UPON THE SALE OF EVERY LOT. PLEASE REALIZE THAT THE DEVELOPER DOES NOT REALLY OWE THESE FEES AT ALL LEGALLY.

Therefore, we will not be switching the payments on [the two lots in question]. AS A BOARD YOU DONT MAKE DECISIONS ON YOUR PERSONAL FEELING TOWARDS US. YOU HAVE ADMITTED IT WAS A CLERICAL ERROR. WE EXPECT YOU TO BE PROFESSIONAL AND MAKE THE CORRECTION AS YOU HAVE ADMITTED TO IT AND FULLY KNOW IT. FAILING WHICH WE WILL TAKE THE STANCE THAT THE FEES ARE NOT OWED AT ALL.

IT IS EVIDENT BY THE LANDSLIDE OF THE VOTES 70% TO 30% RECENTLY FOR A NEW BOARD MEMBER THAT THERE IS UNHAPPINESS WITH SOMETHING WITH THE BOARD. LOOK INSIDE.

YOU SAY WE HAVENT BEEN GOOD COMMUNITY MEMBERS. YOU LIVE IN A COMMUNITY WE FOUNDED AND MADE. ILL BE POLITE AND END THIS NOW.

YOU SHOULD WAKE UP AND SMELL THE REAL ROSES AND START WORKING TOGETHER. YOU HAVE SOME GREAT SKILLS, YOU ARE COMMUNITY MEMBERS YOU PUT IN VOLUNTEER EFFORTS. BUT YOUR NEGATIVITY IS DAMAGING THIS COMMUNITY WAY MORE THAN YOU CAN EVEN SEE.

KATHIE IF YOU WANT TO MEET WITH MIKE AND I. WE ARE AVAILABLE AND IN CANADA.

PLEASE NOTE: IT IS YOUR RESPONSIBILITY TO MAINTAIN FOREST HILL DR AS PART OF OUR AGREEMENT. WE HAVE BEEN INFORMED THAT YOU ARE NOT DOING THIS. ALSO OUR MEMBERS ARE USING THE ROAD TO THE WATER AND THE CONCEPT THAT BIB WOULD ASSIST WITH THE MAINTENANCE OF THAT AS WELL. ONCE AGAIN THIS IS NOT BEING DONE. LEAVING THIS TO OTHERS TO LOOK AFTER.

ALSO WHILE WE ARE ON DISCUSSION TOPICS. I WOULD LIKE TO SEE THE THREE WRITTEN REQUEST FOR QUOTES THAT WERE GIVEN REGARDING THE CONCRETE ROAD WORK TAKING PLACE IN BIB. CAN YOU ALSO SEND ME THE TOTAL SPECS OF THE WORK AND MATERIALS FOR THE CONCRETE WORK. IS THERE REBAR GOING INTO THE CONCRETE. IF NOT WHY?

December 7, 2020 at 2:38 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1554**



Paul

Prescott

Moderator

(136.144.35.136

)

The BIB POA Board received another email from Looey, this time in mostly lowercase letters.

the issue is quite simply that there a small group and 4 of them are on the board. lol so it hasn't mattered if it was voted or not.

sometime ago they voted a board member off the board and stuck in their 4th compadre. i have never seen anything like it.

we have had another person susanne voted to the board exiting beth from the board. I as the developer have a right to put someone on the board and i may have to elect to do it. i was really hoping that they would see that some of their thinking is damaging. i thought seeing a 70 to 30 percent vote maybe make them realize, geez we are pissing off some community members. but obviously i was wrong. lol

patience is good. i hope the president, agrees to take me up on my offer to meet. She was my banker years ago and bought there because of me. Now i seem to be in her shit books. lets hope

Regards,

Looey Tremblay
Broker/Owner

December 7, 2020 at 2:47 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1555**



Paul

Prescott

Moderator

(136.144.35.136

)

The BIB POA Board sent the following response to Looey. In this email, the BIB POA Board once again requests from Looey Tremblay a permanent easement for Forest Hill Drive so that lots 84 through 128 can have guaranteed road access to their lots. The BIB POA Board eagerly await his response.

In response to your recent letters:

- The issue with the internet tower is that for two years you charged the BIB POA rent for land that you did not own. All your attempts at obfuscation do not change this fact.
- As we have explained numerous times before, the “Road Use Agreement” for Forest Hill Drive does not provide guaranteed access to lots 84 through 128. This agreement is only valid until you sell the land. It does provide the BIB POA with first refusal to purchase the land if you sell it, but it does not provide any price guarantee. Therefore, this agreement does not provide a permanent guarantee of access. Informing people of this fact is not trying to “thwart sales”, it is simply making sure that everyone is aware of the situation. If this situation is not a problem, then why did you not disclose the status of Forest Hill Drive ownership when you sold these lots? After all, the “Road Use Agreement” was not created until January 2019.

• You claim that the Board has not contacted you about this issue. On March 2, 2020 we sent you an email (Attachment #1) asking you for a permanent easement. However as we have stated, the BIB POA is not willing to purchase what should be guaranteed road access. If you are so concerned about how the BIB POA is spending money resolving this situation, here is your opportunity:

Would Belize Mountain Resorts provide the BIB POA with a permanent easement for Forest Hill Drive, at no cost?

We can have our attorney draw up the documentation and take care of the filing, so this can be taken care of in no time. Please let us know.

• On September 15, 2020, you sent a letter to the BIB POA Board (Attachment #2) that stated:

It has been brought to our attention that a Board Member is making erroneous comments that is affecting our business and thus potential income streams for us to continue marketing Better in Belize to potential clients.

This is a false and baseless accusation that you made. Also, in your last letter you accuse the BIB POA of not maintaining Forest Hill Drive without any proof. We have been grading Forest Hill Drive whenever it is required. Why you insist on relying on anonymous sources and making baseless

accusations, instead of just asking the BIB POA Board is confounding.

- The road to the water is not BIB POA property and there is no formal agreement in place regarding its maintenance. Therefore, it would be an improper use of BIB POA resources to maintain that road.

- The CCR's state that the POA fees are due at the start of the year for all lot owners. It does NOT say that the developer does not have to pay the POA fees until the lots are sold. The BIB POA Board believes that it is important to consistently follow the Bylaws and CCR's, as they are written, not how you may want them to be. Just because you were able to incorrectly get away with not paying your POA fees with past Boards does not mean that you are entitled to continue shirking your responsibilities to the BIB community. The BIB POA will continue to work to insuring that ALL lot owners pay their fair share of POA fees.

- Once again, you are perpetuating the lie that Gene DeMarco was improperly removed from the Board. Gene resigned as Treasurer, as can be heard on the recording of the Board meeting. However, Gene thought that he could somehow remain on the Board. Since the number of Board members is fixed each year by our Bylaws, the Board could not just add another Board member. We consulted with our attorney, who said that since Gene was not willing to perform his duties as Treasurer, a position that is required by our governing documents, he could not remain on the

Board. This situation was entirely created by Gene refusing to perform the duties his office required.

- As for the road work currently in process, there is no requirement in the BIB POA governing documents, nor Florida HOA law, that requires the BIB POA to get multiple competitive bids for engineering services. We are relying on local experts for the concrete work specifics.

As we have discussed these topics numerous times, we are not going to respond to further emails. If you are willing to provide the BIB POA with a permanent easement to Forest Hill Drive without cost, please let us know and we will get it done.

Sincerely,

The BIB POA Board

Attachment #1:

From: "BIB POA Board" <bibhoaboard@gmail.com>

To: "Loeey Tremblay" <loeey@loeey.com>

Cc: "Michael Saunders" <msaunders4110@gmail.com>, "Veronica Cal" <veronica@belizepropertycenter.com>

Sent: Monday, March 2, 2020 9:44:49 AM

Subject: Re: Ownership of Forest Hill Road

Hello Loeey,

Thank you for your prompt response.

The Road Use Agreement signed January 23, 2019 is only valid until you sell the property. A permanent easement would provide access in perpetuity, regardless of the ownership of the property.

Although the Road Use Agreement does allow the BIB HOA first refusal to buy the property, should you sell it, it provides no guarantees as to a reasonable price.

Also, we do not feel that it is fair to require the HOA to purchase this land, which is the only means of access for the 45 lots that require the use of Forest Hill Drive to access their properties. Without a permanent easement, the value of these lots is implicitly diminished. After all, would you buy a lot where you were not guaranteed access?

Thank you,
BIB HOA Board

Attachment #2:



Better In Belize Ltd.
10.5 Miles Mollejon Road
Benque Viejo del Carmen
Cayo
Belize

September 15, 2020

BIB Property Owners Association Inc.
10.5 Hydro Road,
Benque Viejo del Carmen,
Cayo
Belize CA

To Whom It May Concern

Dear Board Members:

It has been brought to our attention that a Board Member is making erroneous comments that is affecting our business and thus potential income streams for us to continue marketing Better in Belize to potential clients.

We are hereby requesting that such comments be stopped and that if a board member has any questions on how our homes are operating to come to us directly. We all know how word of mouth travels in our community and we would hate to lose more business over untrue statements made.

Elected board members should be actively encouraging growth in our community and refrain from making such statements.

Please govern yourself accordingly.

Sincerely,

Looey Tremblay
Owner/Developer
Better In Belize Ltd.
Email: looy@looy.com
Cell: 519-241-1230

Author

Posts

Viewing 4 posts - 1 through 4 (of 4 total)

Reply To: Correspondence With Better In Belize Ltd.

Visual

Te



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