


☰ Menu

[Home](#) › [Forums](#) › [HOA Board](#) › HOA Fees Question

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

This topic has 13 replies, 1 voice, and was last updated 7 months ago by  Paul Prescott.

Viewing 14 posts - 1 through 14 (of 14 total)

Author	Posts
	May 23, 2020 at 11:04 am #1321
	EDIT MERGE CLOSE STICK (TO FRONT) TRASH SPAM UNAPPROVE REPLY
	Community Center Dennis Green <d.green22011@gmail.com> Sat, May 23, 10:23



Paul
Prescott

Moderator

(104.218.52.21
4)

AM

To: Susanne Jefferson <Blewize42@yahoo.com>
Cc: Board BIB POA <bibhoaboard@gmail.com>, Tremblay
Looney <looney@looney.com>, Saunders Michael
<msaunders4110@gmail.com>, Ann McG
<annmcgr@gmail.com>, Lodes Jenny
<jlodes1159@icloud.com>, <jdavidlove63@gmail.com>, Anello
Francesco <fanello55@gmail.com>, Jayer Cecilia
<cecilia.jayer@gmail.com>, Tremblay Candee
<candee@looney.com>, <cktortoiserescue@gmail.com>, Chris
And Melissa <info@worldseedsupply.net>, Green Amanda
<amandariegergreen@gmail.com>, DeMarco Gene
<demarco.gene@yahoo.com>, Nicole Brittany
<brittany.divineyoga@gmail.com>, laura farrell
<lfarella@hotmail.com>, Zentz Gayle <zentzgz@gmail.com>,
Brady Irene <irene@natureworkspress.com>, Irja
<irjapixie@gmail.com>, Kaplan Ann
<annhkaplan@msn.com>, LORI WADLINGTON
<loriwadlington@comcast.net>, Martin Pask
<Martin.Pask@subrosagroup.co.uk>, MILLAR PATRICIA
<ertpmlagl@yahoo.com>, Jane Rufe
<rufesneider@yahoo.com>, Martin Rita
<ritamartin@sasktel.net>, Smith Sandi
<sprout33@gmail.com>, Skiwski Sara
<thewesterndragon@mac.com>, Gerbode Ian
<i.gerboclow@gmail.com>

Hello everyone.

I have a question for you. How with a 100+ lots paying over \$1k a year in dues is there not enough money for all the projects. Just askin.

Dennis Green

May 23, 2020 at 11:06 am

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1322



Paul
Prescott
Moderator

(104.218.52.21
4)

Paul Prescott <paulonbibhoaboard@gmail.com> Sat, May 23, 11:02 AM

To: Dennis Green <d.green22011@gmail.com>
Cc: Anello Francesco <fanello55@gmail.com>, Ann McG <annmcgr@gmail.com>, Board BIB POA <bibhoaboard@gmail.com>, Brady Irene <irene@natureworkspress.com>, Chris And Melissa <info@worldseedsupply.net>, DeMarco Gene <demarco.gene@yahoo.com>, Gerbode Ian <i.gerboclown@gmail.com>, Green Amanda <amandariegergreen@gmail.com>, Irja <irjapixie@gmail.com>, Jane Rufe <rufesneider@yahoo.com>, Jaye Cecilia <cecilia.jayer@gmail.com>, Kaplan Ann <annhkaplan@msn.com>, LORI WADLINGTON <loriwadlington@comcast.net>, Lodes Jenny <jlodes1159@icloud.com>, MILLAR PATRICIA <ertpmlagl@yahoo.com>, Martin Pask <Martin.Pask@subrosagroup.co.uk>, Martin Rita <ritamartin@sasktel.net>, Nicole Brittany

<brittany.divineyoga@gmail.com>, Saunders Michael
<mrsaunders4110@gmail.com>, Skiwski Sara
<thewesterndragon@mac.com>, Smith Sandi
<sprout33@gmail.com>, Susanne Jefferson
<Blewize42@yahoo.com>, Tremblay Candee
<candee@looey.com>, Tremblay Looey <looey@looey.com>,
Zentz Gayle <zentzgz@gmail.com>,
<cktortoiserescue@gmail.com>, <jdavidlove63@gmail.com>,
laura farrell <lfarrella@hotmail.com>

Hello Dennis,

As the BIB POA Treasurer, I am happy to answer your question.

So far, only 38 out of the 128 lots have paid their HOA fees this year, and our total past due amount in HOA fees is almost \$US 338,000.

Yes, if everyone paid their HOA fees, we could do a lot with that money, and probably also reduce fees. However, only a small percentage of the lot owners pay their fees each year. The state of the BIB POA finances, including past due amounts per lot, are available in the Meeting section of our website (bibhoa.com). A fixed cost, or essential budget, detailing our minimum projected expenses for the remainder of this year was prepared for the April 21, 2020 Board Meeting.

We will be assessing interest charges on past due balances and we are looking into hiring a collection agency to help in his matter.

Thank you,
Paul Prescott
BIB POA Treasurer

May 23, 2020 at 1:48 pm

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1324



Paul
Prescott
Moderator

(104.218.52.21
4)

Re:ongoing discussions via email of BIB
Gayle <zentzgz@gmail.com> Sat, May 23, 1:21 PM To: Paul
Prescott <paulonbibhoaboard@gmail.com>, Dennis Green
<d.green22011@gmail.com>
Cc: Anello Francesco <fanello55@gmail.com>, Ann McG
<annmcgr@gmail.com>, Board BIB POA
<bibhoaboard@gmail.com>, Brady Irene
<irene@natureworkspress.com>, Chris And Melissa
<info@worldseedsupply.net>, DeMarco Gene
<demarco.gene@yahoo.com>, Gerbode Ian
<i.gerboclown@gmail.com>, Green Amanda
<amandariegergreen@gmail.com>, Irja
<irjapixie@gmail.com>, Jane Rufe
<rufesneider@yahoo.com>, Jaye Cecilia
<cecilia.jayer@gmail.com>, Kaplan Ann
<annhkaplan@msn.com>, LORI WADLINGTON
<loriwadlington@comcast.net>, Lodes Jenny
<jlodes1159@icloud.com>, MILLAR PATRICIA
<ertpmlagl@yahoo.com>, Martin Pask

<Martin.Pask@subrosagroup.co.uk>, Martin Rita
<ritamartin@sasktel.net>, Nicole Brittany
<brittany.divineyoga@gmail.com>, Saunders Michael
<msaunders4110@gmail.com>, Skiwski Sara
<thewesterndragon@mac.com>, Smith Sandi
<sprout33@gmail.com>, Susanne Jefferson
<Blewize42@yahoo.com>, Tremblay Candee
<candee@looey.com>, Tremblay Looey <looey@looey.com>,
<cktortoiserescue@gmail.com>, <jdavidlove63@gmail.com>,
laura farrell <lfarrella@hotmail.com>

In response to the ongoing chain of emails addressed to the board and owners:

As a lot owner at BIB for over 5 years who has paid all of my dues mostly quarterly, until this year, with no late fees imposed, I would like to add some comments to this chain.

I may have missed something somewhere as my internet here is challenged, I recall a petition that some 25 people signed, including myself, asking for a discussion about dues for lot owners being reduced and/or discussion of monthly or quarterly payments of dues. If I missed this discussion somehow, please forgive me, but I do not believe this discussion has transpired since that petition was delivered to the board. Could someone please correct me if I am wrong about this? Since many agreed with said petition, and signed the petition, I think now would be a great time to discuss these topics while we are all 'in a discussion loop' at this moment.

My humble thoughts regarding the recent question from Dennis and response from Paul:

Because of the current covid 19 circumstances, job losses, rent losses, and other hardships I believe now is NOT the time to bring up interest or late fees and threats of collection agencies. Really?

If the purpose of these harsh comments was to shame owners who have not paid dues this year to pay up now, this is, in my opinion, NOT the manner in which to do so. If anything, it may make owners less likely to WANT to pay dues. But for those of us who simply can't afford to pay them now, adding more fear of threats into the equation of 'late fees, interest' etc. is just plain wrong.

In my case, I am on a fixed income (I am not alone), with a little rent income to supplement, until this year. Because of the past board's kindness and leniency towards allowing me to pay quarterly, I was happy to pay my dues in full by the end of each year. However, the new attitude this board conveys, in my opinion, is not one of kindness or leniency towards those who simply cannot pay at the moment. The heavy-handed approach of threats will most likely result in far less desire or willingness to catch up with payments. A better approach, in my opinion, and one that would likely result in more success collecting dues, would be to have such a discussion, and now.

For instance, a board unwilling to allow an owner to pay quarterly probably results in many simply not able to pay

any dues at all if forced to pay upfront in full for the entire year with added interest AND late fees. Collecting quarterly is better than collecting NOTHING, wouldn't you agree? And if so many owners have not paid dues this year...why? and what steps might you want to take to recover SOME of that loss? In my opinion, threats and fear tactics never work for long.

Finally, many lot owners who do not reside in BIB feel their dues should be reduced since they are not getting the equal benefits of amenities such as road use, veggie sharing, etc. Perhaps if the current board analyzed this situation and held a meaningful discussion such as was mentioned in the petition, they may be surprised! Honey attracts more flies than vinegar. Wouldn't collecting 800. vs 1200. a year per owner be better than collecting nothing? If 90 out of 128 have not paid their dues this year, the overwhelming majority, doesn't that suggest some changes need to be implemented?

I have been involved with many HOA boards in my long lifetime. I am hopeful this board will wake up to discover that kindness and leniency and DISCUSSION will be much more effective than threats, imposing fees and refusing to delve into meaningful discussions that are helpful to all members and the board alike. BIB is a wonderful concept and community. We all would like to see it thrive. Let's all do our part to see that this is achieved!

Gayle Zentz

May 23, 2020 at 1:53 pm

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1325



Paul

Prescott

Moderator

(104.218.52.21

4)

Re: ongoing discussions via email of BIB

Paul Prescott <paulonbibhoaboard@gmail.com> Sat, May 23, 1:45 PM

To: Gayle <zentzgz@gmail.com>

Cc: Anello Francesco <fanello55@gmail.com>, Ann McG

<annmcgr@gmail.com>, Board BIB POA

<bibhoaboard@gmail.com>, Brady Irene

<irene@natureworkspress.com>, Chris And Melissa

<info@worldseedsupply.net>, DeMarco Gene

<demarco.gene@yahoo.com>, Dennis Green

<d.green22011@gmail.com>, Doug DeGirolamo

<ashmaker@att.net>, Gerbode Ian

<i.gerboclown@gmail.com>, Green Amanda

<amandariegergreen@gmail.com>, Irja

<irjapixie@gmail.com>, Jane Rufe

<rufesneider@yahoo.com>, Jayer Cecilia

<cecilia.jayer@gmail.com>, Kaplan Ann

<annhkaplan@msn.com>, Kathie Miller

<millerkathiem@hotmail.com>, LORI WADLINGTON

<loriwadlington@comcast.net>, Lodes Jenny

<jlodes1159@icloud.com>, MILLAR PATRICIA

<ertpmlagl@yahoo.com>, Martin Pask

<Martin.Pask@subrosagroup.co.uk>, Martin Rita

<ritamartin@sasktel.net>, Nicole Brittany

<brittany.divineyoga@gmail.com>, Paul

<paul.prescott@pobox.com>, Saunders Michael

<msaunders4110@gmail.com>, Skiwski Sara
<thewesterndragon@mac.com>, Smith Sandi
<sprout33@gmail.com>, Susanne Jefferson
<Blewize42@yahoo.com>, Tremblay Candee
<candee@looey.com>, Tremblay Looey <looey@looey.com>,
<cktortoiserescue@gmail.com>, dawnalbemis@hotmail.com
<dawnalbemis@hotmail.com>, <jdavidlove63@gmail.com>,
laura farrell <lfarrella@hotmail.com>, totallbaw
<totallbaw@aol.com>

Hello Gayle,

As the BIB POA Treasurer, I am happy to respond to your comments.

The petition was discussed at the March 22, 2020 meeting. This topic was included on the agenda, and the meeting was postponed by a week to allow ample opportunity for all members to attend. However, the meeting was sparsely attended and there was little discussion from non-Board members.

The meeting minutes are available on the website (bibpoa.com), but here is the relevant section from the minutes:

The board received an email with a petition to change the HOA fee structure in tiers and allow for monthly payments without late fees.

Treasurer Paul points out that we would have to change the CCR's for this new structure to be put in to place. He also points out that the current yearly HOA fee is something every lot owner agreed to by signing the CCR's when they purchased. Introducing the new system would have consequences on the HOA's ability to pay big expenses such as insurance liability.

At this meeting, I personally proposed having a fee structure that allowed lot owners to pay monthly, without incurring any interest charges, but owners who paid their yearly fee up front would get a \$100 discount. No one at the meeting expressed any interest in this proposal.

The due date, and past due interest charge are specified in the CCR's of the deed you agreed to when you purchased your lot. Lot owners can pay their HOA fees whenever they choose. However, as specified in the CCR's if they are not paid at the start of the year, a 1% interest charge is assessed. The BIB Board had already waived the interest charge for the first 5 months of the year.

The current BIB POA Board is committed to treating everyone fairly and consistently. Although past Boards had allowed certain lot owners the option of paying their HOA fees whenever they wanted to, this cannot be extended to all lot owners because of the fixed costs of maintaining the HOA year round.

Thank you,
Paul Prescott
BIB POA Treasurer

May 23, 2020 at 4:18 pm

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1327



Paul
Prescott
Moderator

(104.218.52.21
4)

Re:ongoing discussions via email of BIB
Dennis Green <d.green22011@gmail.com> Sat, May 23, 3:15
PM

To: Gayle <zentzgz@gmail.com>
Cc: Paul Prescott <paulonbibhoaboard@gmail.com>, Anello
Francesco <fanello55@gmail.com>, Ann McG
<annmcgr@gmail.com>, Board BIB POA
<bibhoaboard@gmail.com>, Brady Irene
<irene@natureworkspress.com>, Chris And Melissa
<info@worldseedsupply.net>, DeMarco Gene
<demarco.gene@yahoo.com>, Gerbode Ian
<i.gerboclown@gmail.com>, Green Amanda
<amandariegergreen@gmail.com>, Irja
<irjapixie@gmail.com>, Jane Rufe
<rufesneider@yahoo.com>, Jaye Cecilia
<cecilia.jayer@gmail.com>, Kaplan Ann
<annhkaplan@msn.com>, LORI WADLINGTON
<loriwadlington@comcast.net>, Lodes Jenny
<jlodes1159@icloud.com>, MILLAR PATRICIA
<ertpmlagl@yahoo.com>, Martin Pask
<Martin.Pask@subrosagroup.co.uk>, Martin Rita
<ritamartin@sasktel.net>, Nicole Brittany

<brittany.divineyoga@gmail.com>, Saunders Michael
<mrsaunders4110@gmail.com>, Skiwski Sara
<thewesterndragon@mac.com>, Smith Sandi
<sprout33@gmail.com>, Susanne Jefferson
<Blewize42@yahoo.com>, Tremblay Candee
<candee@looey.com>, Tremblay Looey <looey@looey.com>,
<cktortoiserescue@gmail.com>, <jdavidlove63@gmail.com>,
laura farrell <lfarrella@hotmail.com>

Wow Gayle. Really didn't mean to start a big ruckus, but \$338,000 in HOA dues in arrears is not about people paying quarterly, it's about a group of people defiantly not paying at all. If this situation was rectified thru the legal system then I bet your dues would be much less and no one would really care how many payments were made during the year.

Dennis Green

May 23, 2020 at 4:20 pm

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1328



Paul
Prescott
Moderator

Re:ongoing discussions via email of BIB
Susanne Jefferson <blewize42@yahoo.com> Sat, May 23,
3:22 PM

To: Dennis Green <d.green22011@gmail.com>
Cc: Gayle <zentzgz@gmail.com>, Paul Prescott
<paulonbibhoaboard@gmail.com>, Anello Francesco
<fanello55@gmail.com>, Ann McG <annmcgr@gmail.com>,
Board BIB POA <bibhoaboard@gmail.com>, Brady Irene

(104.218.52.21 4) <irene@natureworkspress.com>, Chris And Melissa <info@worldseedsupply.net>, DeMarco Gene <demarco.gene@yahoo.com>, Gerbode Ian <i.gerboclow@gmail.com>, Green Amanda <amandariegergreen@gmail.com>, Irja <irjapixie@gmail.com>, Jane Rufe <rufesneider@yahoo.com>, Jayer Cecilia <cecilia.jayer@gmail.com>, Kaplan Ann <annhkaplan@msn.com>, LORI WADLINGTON <loriwadlington@comcast.net>, Lodes Jenny <jlodes1159@icloud.com>, MILLAR PATRICIA <ertpmlagl@yahoo.com>, Martin Pask <Martin.Pask@subrosagroup.co.uk>, Martin Rita <ritamartin@sasktel.net>, Nicole Brittany <brittany.divineyoga@gmail.com>, Saunders Michael <msaunders4110@gmail.com>, Skiwski Sara <thewesterndragon@mac.com>, Smith Sandi <sprout33@gmail.com>, Tremblay Candee <candee@looey.com>, Tremblay Looey <looey@looey.com>, <cktortoiserescue@gmail.com>, <jdavidlove63@gmail.com>, laura farrell <lfarrella@hotmail.com>

Dennis, the \$338K is ALL the money still owed to the HOA, which includes the fees from several years of unsold lots, so that picture that was painted wasn't correct.

Cheers,
Susanne

May 23, 2020 at 4:22 pm

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1329



Paul
Prescott

Moderator

(104.218.52.21

4)

Re:ongoing discussions via email of BIB

Paul Prescott <paulonbibhoaboard@gmail.com> Sat, May 23, 3:28 PM

To: Susanne Jefferson <blewize42@yahoo.com>

Cc: Anello Francesco <fanello55@gmail.com>, Ann McG <annmcgr@gmail.com>, Board BIB POA

<bibhoaboard@gmail.com>, Brady Irene

<irene@natureworkspress.com>, Chris And Melissa

<info@worldseedsupply.net>, DeMarco Gene

<demarco.gene@yahoo.com>, Dennis Green

<d.green22011@gmail.com>, Gayle <zentzgz@gmail.com>,

Gerbode Ian <i.gerbocdown@gmail.com>, Green Amanda

<amandariegergreen@gmail.com>, Irja

<irjapixie@gmail.com>, Jane Rufe

<rufesneider@yahoo.com>, Jaye Cecilia

<cecilia.jayer@gmail.com>, Kaplan Ann

<annhkapsan@msn.com>, LORI WADLINGTON

<loriwadlington@comcast.net>, Lodes Jenny

<jlodes1159@icloud.com>, MILLAR PATRICIA

<ertpmlagl@yahoo.com>, Martin Pask

<Martin.Pask@subrosagroup.co.uk>, Martin Rita

<ritamartin@sasktel.net>, Nicole Brittany

<brittany.divineyoga@gmail.com>, Saunders Michael

<msaunders4110@gmail.com>, Skiwski Sara

<thewesterndragon@mac.com>, Smith Sandi

<sprout33@gmail.com>, Tremblay Candee

<candee@looey.com>, Tremblay Looney <looey@looey.com>,

<cktortoiserescue@gmail.com>, <jdavidlove63@gmail.com>,

laura farrell <lfarrella@hotmail.com>

You are incorrect Susanne.

The fees for unsold lots are still due. Only the past due interest on unsold lots is waived, but only until January 1, 2022. This agreement is defined in the "Tower Purchase Agreement" document, which is available on the bibhoa.com website.

Thank you,

Paul Prescott

May 23, 2020 at 4:23 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1330**



Paul
Prescott

Moderator

(104.218.52.21

4)

Dennis Green <d.green22011@gmail.com> Sat, May 23, 3:51 PM

To: Susanne Jefferson <Blewize42@yahoo.com>
Cc: Paul Prescott <paulonbibhoaboard@gmail.com>, Anello Francesco <fanello55@gmail.com>, Ann McG <annmcgr@gmail.com>, Board BIB POA <bibhoaboard@gmail.com>, Brady Irene <irene@natureworkspress.com>, Chris And Melissa <info@worldseedsupply.net>, DeMarco Gene <demarco.gene@yahoo.com>, Gayle <zentzgz@gmail.com>,

Gerbode Ian <i.gerboclown@gmail.com>, Green Amanda <amandariegergreen@gmail.com>, Irja <irjapixie@gmail.com>, Jane Rufe <rufesneider@yahoo.com>, Jayer Cecilia <cecilia.jayer@gmail.com>, Kaplan Ann <annhkaplan@msn.com>, LORI WADLINGTON <loriwadlington@comcast.net>, Lodes Jenny <jlodes1159@icloud.com>, MILLAR PATRICIA <ertpmlagl@yahoo.com>, Martin Pask <Martin.Pask@subrosagroup.co.uk>, Martin Rita <ritamartin@sasktel.net>, Nicole Brittany <brittany.divineyoga@gmail.com>, Saunders Michael <msaunders4110@gmail.com>, Skiwski Sara <thewesterndragon@mac.com>, Smith Sandi <sprout33@gmail.com>, Tremblay Candee <candee@looey.com>, Tremblay Looey <looey@looey.com>, <cktortoiserescue@gmail.com>, <jdavidlove63@gmail.com>, laura farrell <lfarrella@hotmail.com>

Hey guys, I thought there was only a handful of original lots left unsold. I guess the development company makes good on the fees when a lot is sold for the first time? So, how much is developer owed money and how much is in arrears from actual lot owners. Not counting this year's fees.

Dennis

May 23, 2020 at 4:25 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1331**



Paul
Prescott

Moderator

(104.218.52.21

4)

Re: ongoing discussions via email of BIB

Paul Prescott <paulonbibhoaboard@gmail.com> Sat, May 23,
4:04 PM

To: Dennis Green <d.green22011@gmail.com>

Cc: Board BIB POA <bibhoaboard@gmail.com>, Cecilia Jayer
<cecilia.jayer@gmail.com>, Doug DeGirolamo
<ashmaker@att.net>, Kathie Miller
<millerkathiem@hotmail.com>, Paul
<paul.prescott@pobox.com>, totallbaw <totallbaw@aol.com>

Hello Dennis,

You are correct that upon a lot's initial sale, the development
company makes good on past due HOA fees.

I will put together the latest list of past due amounts, along
with the owners of record for each lot. So far we have only
been listing the lot number and the amounts past due
because it is typically considered a "best practice" not to list
the owner's name with the amount of money that is past
due. However, that knowledge is available to all lot owners,
so since it has been requested I will post the list including the
owners of record.

There are numerous lots that have been sold under contract
and then reverted back to the original owner due to non-
paymeant. So although these lots have reverted to the
developer, they are no longer considered unsold lots. I will
also specify which lots are having the past due interest
charges waived, which should show which lots are originally

still unsold.
I hope to post that information tomorrow, and I will email you when it is available.

Thank you,
Paul Prescott

May 24, 2020 at 2:45 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1335**



Paul
Prescott

Moderator

(104.218.52.21
4)

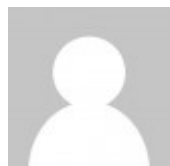
On Sat, May 23, 2020 at 3:22 PM Susanne Jefferson
<blewize42@yahoo.com> wrote:

Dennis, the \$338K is ALL the money still owed to the HOA, which includes the fees from several years of unsold lots, so that picture that was painted wasn't correct.

Cheers,
Susanne

May 24, 2020 at 2:47 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1334**



As requested by Dennis, here are the past due HOA fees as of May 24, 2020, with the owners of record. Any funds received after this date will not be reflected in this document. Based on the "Tower Purchase Agreement" (available in the

Paul
Prescott

Moderator

(104.218.52.21

4)

Documents section), the developer does not pay past due fees on unsold lots. These unsold lots are indicated below.

In summary:

Past Due Unsold Lots: US\$ 81,157

Past Due Owner Lots: US\$ 254,736

Total Past Due: US\$ 335,892

As of: 24-May-20			Charge	
Lot #	Owner Of Record	Total Past Due	Interest On	Past Due
			Past Due?	Unsold Lots
1	Melisa Demirkan & C. Castano	\$1,063.78	Yes	\$0.00
2	Better In Belize Limited	\$1,063.78	No	\$1,063.78
3	Better In Belize Limited	\$4,229.60	No	\$4,229.60
4	Better In Belize Limited	\$1,063.78	Yes	\$0.00
5	Todd Creighton	\$2,099.20	Yes	\$0.00
6	Better In Belize Limited	\$4,229.60	No	\$4,229.60
7	Irene Brady	\$863.51	Yes	\$0.00
8	Ann & Travis McGregor	\$1,063.78	Yes	\$0.00
9	Julie Schweyer	\$6,072.31	Yes	\$0.00
10	R. Falla & E. Rodriguez	-\$846.78	Yes	\$0.00
11	Belize Property Trust	\$9,145.04	Yes	\$0.00
12	Belize Property Trust	\$9,145.04	Yes	\$0.00
13	Belize Property Trust	\$9,145.04	Yes	\$0.00
14	Belize Property Trust	\$9,145.04	Yes	\$0.00
15	Belize Property Trust	\$9,145.04	Yes	\$0.00
16	Belize Property Trust	\$9,145.04	Yes	\$0.00
17	Belize Property Trust	\$9,145.04	Yes	\$0.00
18	Belize Property Trust	\$9,145.04	Yes	\$0.00
19	Belize Property Trust	\$9,145.04	Yes	\$0.00
20	Amanda Selvidio & Mitch Robles	\$1,652.77	Yes	\$0.00
21	Julie Schweyer	\$6,161.20	Yes	\$0.00
22	Ann McGregor	\$0.00	Yes	\$0.00
23	Bamson Fadipe	\$0.00	Yes	\$0.00
24	Jeff Sherman	\$0.00	Yes	\$0.00
25	Dawna Bernis & Paul Prescott	\$0.00	Yes	\$0.00
26	Rick & Marcia Sickelsmith	\$0.00	Yes	\$0.00
27	Rick & Marcia Sickelsmith	\$0.00	Yes	\$0.00
28	Better In Belize Limited	\$5,993.68	No	\$5,993.68
29	Better In Belize Limited	\$6,731.42	No	\$6,731.42
30	Thomas Billings & Irja Kriegel	\$1,063.78	Yes	\$0.00
31	Greg Tomori	\$6,161.20	Yes	\$0.00
32	Patricia Millar	\$1,063.78	Yes	\$0.00
33	Loeey Tremblay	\$1,413.44	Yes	\$0.00
34	Better In Belize Limited	\$3,807.46	Yes	\$0.00
35	Better In Belize Limited	\$1,063.78	Yes	\$0.00
36	Lori & Allen Wadlington	\$0.00	Yes	\$0.00
37	Lori & Allen Wadlington	\$0.00	Yes	\$0.00
38	Lori & Allen Wadlington	\$0.00	Yes	\$0.00
39	Carissa Kent	\$3,156.31	Yes	\$0.00
40	Better In Belize Limited	\$1,063.78	No	\$1,063.78
41	Rosita Harder	\$3,305.54	Yes	\$0.00
42	Michel Ouellet	\$4,692.39	Yes	\$0.00
43	Brian Johnson	\$1,063.78	Yes	\$0.00
44	Susanne Jefferson	\$1,063.78	Yes	\$0.00
45	Susanne Jefferson	\$1,063.78	Yes	\$0.00
46	Daniela Muhletner	\$0.00	Yes	\$0.00
47	Linda & Douglas De Girolamo	-\$100.00	Yes	\$0.00
48	Better In Belize Limited	\$4,229.60	No	\$4,229.60
49	Better In Belize Limited	\$4,229.60	No	\$4,229.60
50	Connie Mink	\$7,630.03	Yes	\$0.00
51	Connie Mink	\$7,630.03	Yes	\$0.00
52	Salvador Manzano	\$2,154.58	Yes	\$0.00
53	Julie Bolt	\$1,063.78	Yes	\$0.00
54	Chinn / Trapp	\$0.00	Yes	\$0.00
55	Susanne Jefferson	\$1,063.78	Yes	\$0.00
56	Better In Belize Limited	\$1,063.78	Yes	\$0.00
57	Ian Gerboide	\$1,063.78	Yes	\$0.00
58	John Wilson	\$1,063.78	Yes	\$0.00
59	Tiffany Nichols	\$1,061.04	Yes	\$0.00
60	Better In Belize Limited	\$7,765.94	No	\$7,765.94
61	Alan Monro	\$1,063.78	Yes	\$0.00
62	Laura Paradis	\$3,305.54	Yes	\$0.00
63	Becky Anderson	\$0.00	Yes	\$0.00
64	Lisa Doig	\$0.00	Yes	\$0.00
65	Belize Property Trust	\$9,145.04	Yes	\$0.00
66	Caldine Temba	\$1,063.78	Yes	\$0.00
67	Better In Belize Limited	\$4,229.60	No	\$4,229.60
68	Laura Farrell	\$0.00	Yes	\$0.00
69	Laura Farrell	\$0.00	Yes	\$0.00
69	Janice Faloney	\$1,016.77	Yes	\$0.00
70	Yetty Atllola	\$6,008.31	Yes	\$0.00
71	Liz Shulist	-\$0.09	Yes	\$0.00
72	Belize Property Trust	\$9,145.04	Yes	\$0.00

As of: 24-May-20			Charge	
Lot #	Owner Of Record	Total Past Due	Interest On Past Due?	Past Due Unsold Lots
73	Carissa Kent	\$0.00	Yes	\$0.00
74	Jane E. Rufe & Clint Roberts	\$0.00	Yes	\$0.00
75	Dan Medakovic	\$0.00	Yes	\$0.00
76	Ann & Richard Kaplan	\$1,063.78	Yes	\$0.00
77	Kathie Miller	\$0.00	Yes	\$0.00
78	Andrei Grichine	\$3,305.54	Yes	\$0.00
79	Tim Iafolla	\$4,692.39	Yes	\$0.00
80	Tim Iafolla	\$4,692.39	Yes	\$0.00
81	Tim Iafolla	\$4,692.39	Yes	\$0.00
82	Eugene DeMarco	\$0.00	Yes	\$0.00
83	Roland Hummer	\$0.00	Yes	\$0.00
84	Sue Waite	-\$3.22	Yes	\$0.00
85	Paul & Cyndi Lauricella	\$0.00	Yes	\$0.00
86	Beth Weary	\$0.00	Yes	\$0.00
87	David & Paula Eichler	\$3,305.54	Yes	\$0.00
88	Gayle Zentz	\$1,406.78	Yes	\$0.00
89	Peter Bechtel	\$6,016.79	Yes	\$0.00
90	Randal Schork	\$4,238.10	Yes	\$0.00
91	Better In Belize Limited	\$4,229.60	No	\$4,229.60
92	Better In Belize Limited	\$4,229.60	No	\$4,229.60
93	Ronald Wright	\$0.00	Yes	\$0.00
94	Patty Miller	\$0.00	Yes	\$0.00
95	Melissa Freedman	\$0.00	Yes	\$0.00
96	Better In Belize Limited	\$4,229.60	No	\$4,229.60
97	Rita Martin	\$1,063.78	Yes	\$0.00
98	Sandi Smith	\$1,063.78	Yes	\$0.00
99	Better In Belize Limited	\$1,063.78	Yes	\$0.00
100	Patty Miller	\$0.00	Yes	\$0.00
101	Bryan Smart	\$6,161.20	Yes	\$0.00
102	Better In Belize Limited	\$1,063.78	No	\$1,063.78
103	Better In Belize Limited	\$6,719.28	No	\$6,719.28
104	Shelley Spruit	\$1,063.78	Yes	\$0.00
105	Better In Belize Limited	\$4,229.60	No	\$4,229.60
106	Francesco Anello & Mari Grove	\$0.00	Yes	\$0.00
107	Francesco Anello & Mari Grove	\$0.00	Yes	\$0.00
108	Cacilia Jayer	\$0.00	Yes	\$0.00
109	Alex Perrett	\$1,063.78	Yes	\$0.00
110	Alex Perrett	\$1,036.90	Yes	\$0.00
111	Better In Belize Limited	\$4,229.60	No	\$4,229.60
112	Better In Belize Limited	\$3,305.54	Yes	\$0.00
113	Better In Belize Limited	\$4,229.60	No	\$4,229.60
114	Susanne Jefferson & Jenny Lodes	\$1,063.78	Yes	\$0.00
115	Dennis Green	\$1,063.78	Yes	\$0.00
116	Theresa Velez	-\$1.60	Yes	\$0.00
117	Dawn Johnson	-\$21.32	Yes	\$0.00
118	Eric Szymanski	-\$0.22	Yes	\$0.00
119	Loeey Tremblay	\$1,926.31	Yes	\$0.00
119	Michele D'Angona	\$3,305.54	Yes	\$0.00
120	Leo Toliver	\$969.27	Yes	\$0.00
121	Gene Vanhoosear	\$0.00	Yes	\$0.00
122	Jenny Lodes	\$1,063.78	Yes	\$0.00
123	Susanne Jefferson	\$1,063.78	Yes	\$0.00
124	1427627 Ontario Inc.	\$0.00	Yes	\$0.00
125	1427627 Ontario Inc.	\$0.00	Yes	\$0.00
126	Better In Belize Limited	\$4,229.60	No	\$4,229.60
127	Jim Hagen	\$1,063.78	Yes	\$0.00
128	Belize Property Trust	\$9,145.04	Yes	\$0.00
	Totals:	\$335,892.48		\$81,156.86
	Total Past Due from Unsold Lots:	\$81,156.86		
	Total Past Due From Lot Owners:	\$254,735.62		
	Total Past Due:	\$335,892.48		
Notes:				
1) This data is valid as of May 24, 2020. Payments received after this date are not reflected here.				
2) Unsold lots are assumed to be those lots that do not accrue past due interest charges per the "Tower Purchase Agreement" located in the Documents section of the bibhoa.com website.				

May 28, 2020 at 5:20 pm

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1347



Paul
Prescott
Moderator

(216.158.233.12
6)

Re: Community Center

Brittany Boswell <brittany.divineyoga@gmail.com>

To: <bibhoaboard@gmail.com>

Sent from my iPhone Begin forwarded message:

Wed, May 27, 8:33 AM

Paul Prescott <paulonbibhoaboard@gmail.com>

From: Brittany Boswell <brittany.divineyoga@gmail.com>

Date: May 27, 2020 at 09:09:26 EDT

To: Ann McG <annmcgr@gmail.com>

Cc: Susanne Jefferson <blewize42@yahoo.com>, Tremblay

Loeey <loeey@loeey.com>, Saunders Michael

<mrsaunders4110@gmail.com>, Lodes Jenny

<jlodes1159@icloud.com>, j davidlove63

<j davidlove63@gmail.com>, Anello Francesco

<fanello55@gmail.com>, Jaye Cecilia

<cecilia.jayer@gmail.com>, Tremblay Candee

<candee@loeey.com>, cktortoiserescue@gmail.com, Chris

And Melissa <info@worldseedsupply.net>, Green Amanda

<amandariegergreen@gmail.com>, DeMarco Gene

<demarco.gene@yahoo.com>, Green Dennis

<d.green22011@gmail.com>, Laura Farrell

<lfarrella@hotmail.com>, Zentz Gayle <zentzgz@gmail.com>,

Brady Irene <irene@natureworkspress.com>, Irja

<irjapixie@gmail.com>, Kaplan Ann

<annhkaplan@msn.com>, LORI WADLINGTON

<loriwadlington@comcast.net>, Martin Pask

<Martin.Pask@SubrosaGroup.co.uk>, MILLAR PATRICIA

<ertpmlagl@yahoo.com>, Jane Rufe
<rufesneider@yahoo.com>, Martin Rita
<ritamartin@sasktel.net>, Smith Sandi
<sprout33@gmail.com>, Skiwski Sara
<thewesterndragon@mac.com>, Gerbode Ian
<i.gerboclown@gmail.com>

Subject: Re: Community Center

Greetings,

HOA

Everyone has made valid points in the discussion regarding HOA fees. The only narrative that's been difficult to digest is the demanding nature of "why don't we have enough money to complete all projects." It should be noted that our community is in its infancy, which is reflected in how our members communicate with one another.

Since purchasing our lot, Randy and I have observed discordance, disagreements, blaming, shaming and general unwillingness to consider opposing viewpoints. This has interfered with progress in a major and obvious way.

Additionally, the frequency of which our communication platform, payment portals etc are changed has diminished our confidence in the stability of the board overall. The board appears unstable, ineffective and transient to those of us observing with limited involvement.

I do not share this to diminish the work of our current or former board members, as this is not a personal assessment. Rather, this is feedback for the HOA institution as an entity.

These are the major reasons we are hesitant to contribute to the HOA fund. We were not informed the HOA would be transitioning to an owner run structure when we bought the lot. Since this transition we've lost interest in participating, contributing or being involved in any way.

This is not an invitation to criticize our choice but rather a voluntary explanation as to why we choose to hold our funds elsewhere until we have proof that our financial contribution makes sense. Until that time, I am content paying late fees. I'm willing to bet there are other members that feel the same way and that's why the board is seeing such little contribution.

I encourage the HOA board members to reflect on this and all information presented here and realize a major change must occur if owner "buy-in" is expected.

Most of us lead busy lives and would appreciate more transparency on all issues. My suggestion is to provide regular polls, questionnaires, absentee ballots or surveys for those of us unable to attend HOA meetings. Our involvement should not be contingent upon attendance.

Our community requires nurturing if we are to meet our goals. Becoming more accessible to hear all viewpoints

would go a long way in making community members feel heard. Therefore sparking an interest in the investment in the future of the community.

Our unique situation requires more than reliance on laws and expectations. Yes there is a legal obligation to these dues but people are much more likely to contribute when they feel good about where the money is going & how they are being treated.

Thank you all for an honest and open discussion. I look forward to hearing more about ideas pertaining to tiered HOA payments for different levels of involvement & participation.

Brittany

May 28, 2020 at 5:22 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1348**



Paul

Prescott

Moderator

(216.158.233.12

6)

HOA Fees, etc.

BIB POA Board <bibhoaboard@gmail.com> Thu, May 28, 4:55 PM

To: <brittany.divineyoga@gmail.com>

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

Hello Brittany

The transition of BIB POA from being developer-run to being community-run occurred long before the current members joined the Board. Florida HOA laws govern the conditions when an HOA can, or must be, transitioned from being developer-run to being community-run. Questions about this transition should be directed towards the developer, Looey Tremblay.

When you purchased your lot, you signed an agreement to pay your HOA fees. The fact that you, and other lot owners, are choosing not to honor your legal responsibilities is the precise reason why we don't have "enough money to complete all projects." We do notice that you have not paid your HOA fees for multiple years, so this decision can not be based solely on the current Board, which has been in place for less than 6 months.

If there are better days and/or times for the Board meetings, please let us know. We can certainly look into using polls and questionnaires more often.

The current Board is providing unprecedented transparency. There are no more secret Board meetings where motions were passed without any other members present, and documentation and correspondence is shared as much as possible.

We are disappointed that you feel the current Board is "unstable, ineffective and transient". We are all volunteers who would gladly spend less time running this organization.

However, we all make this sacrifice because we believe in BIB and its future. You, along with all other lot owners, are strongly encouraged to get more involved with BIB through attending meetings, volunteering on committees, and running to be a Board member.

Thank you,
The BIB HOA Board

May 29, 2020 at 4:17 pm

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1352**



Paul

Prescott

Moderator

(216.158.233.12

6)

HOA Fees, etc.

Brittany Boswell <brittany.divineyoga@gmail.com> Thu, May 28, 7:34 PM

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

Thank you for your response. It appears that I did not share my intentions clearly enough. You are correct we have not paid our fees for the last several years, exactly when the HOA transferred to an owner run entity.

Like I stated in my email, the HOA has been unstable since this transition and has not developed a sense of confidence within the community from its inception. I have no personal issue with anyone serving on the current or former board.

Again, I reiterate this was meant to be a piece of observational feedback for the HOA as it seems as if there's

a major issue in owner compliance.

If you consider for a moment that I truly intend no offense you will see that am sharing from a place of heartfelt desire for harmony.

Many owners in the email thread that initiated this email were making excellent suggestions that the board discover “why” owner compliance is sparse. I felt compelled to share our reasons why.

I am unsure but hopeful the current board is intending to establish and maintain a better reputation within the community.

I only meant to point out that it may not be the current boards’ mistakes that caused the situation we are in but it is within your power to remedy it.

I sincerely hope the board members will work with the community to find creative solutions to our problems. Thank you for considering my request to use questionnaires.

Best,
Brittany

Author

Posts

Reply To: HOA Fees Question

Visual

Te

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