

**BIB PROPERTY OWNERS ASSOCIATION, INC.**

**REGULAR BOARD MEETING**

**FEBRUARY 21, 2021**

A regular board meeting of the BIB Property Owners Association, Inc. Board of Directors was held February 21, 2021, at 05.00 pm EST/04.00 pm BZT, via FreeConferenceCall online meeting.

**Board members in attendance:**

Kathie Miller – President  
Doug DeGirolamo – Vice-President  
Cyndi Lauricella – Treasurer  
Paris Cecilia Jaye – Secretary  
Susanne Jefferson – Member at Large

**Members in attendance:**

Marcia Sickelsmith	Jenny Lodes	Paul Lauricella
Rita Martin	Sue Waite	Scott Wilson
Bryan & Beth Weary	Shelley Spruit	Gary Farrell
Loeey Tremblay	Renie Brady	Mike Saunders

(501) 630-\*\*\*\* - Little Rock, AR (unknown)

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**

Doug makes a motion to approve the minutes of the regular board meeting January 10, 2021. Cyndi seconds.

All in favor: Kathie, Doug, Cyndi, Susanne, Paris. The motion passes 5 to 0.

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

A message on how we continue to move forward with our meetings in 2021:

Per our Bylaws, any owner of record of property, meaning the record title owner, is eligible for membership in our association. Members may participate and speak at our Board meetings, and your input is valuable.

The members of the HOA have the right to speak at our board meetings, but only in regards to the designated items on the agenda.

- **Treasurer Report – Cyndi Lauricella**

The HOA received January fees from Axela of USD 37,271.97.

We are still owed USD 389,718 from 79 delinquent lots.

Overview of last month's expenses:

- Salaries and social security for workers Nacho and Cesar
- Gas for equipment
- Reimbursement of fire equipment

After expenses, the HOA holds USD 93,300.17 in liquid assets.

- **Committee Status Updates**

- EAB – Chair - **Doug DeGirolamo**, Melissa Freedman, Bryan Weary, Paul Lauricella

Reminder of our CCRs' minimum front, rear and side yard setbacks: this 10-foot non-disturbance area is designed to keep the community pleasant for everyone. Garbage cans should be landscaped away from view.

Recently a tree fell where it was not supposed to due to miscommunication with the workers. This issue has already been corrected.

Lot 86 wants to add 168 sq ft to their veranda. Paul L. and Doug will take measurements and get back to the board with their recommendation.

If anyone has questions, please send them directly to the EAB, not to the people making a request to the EAB.

Sue Waite would like the community to revisit at next month's meeting the "Good Neighbour Agreement" which consists of having 1 day of quiet from house building per week. This agreement was adhered to by lot owners several years ago, but was not documented.

- Gardens – Chair - **Beth Weary**, Bryan Weary, Cyndi Lauricella, Paul Lauricella

The garden committee moved the vegetable garden to the lower part near the chicken house. This area has tendency to lay with more moisture during the dry season. It was fenced in to keep out animals. We now have 11 new rows for planting. The garden committee also cut back the tree line.

Beth thanks everyone on the garden committee, workers Cesar and Nacho, as well as Paul Prescott and Jeff Sherman for all their help.

Community members thank the garden committee for how great the gardens look these days, as well as for the good garden share produce.

Susanne Jefferson suggests that the branches that are laying at the edge of the gardens should be removed for fire safety.

- Roads & Maintenance – Chair - **Bryan Weary**, Beth Weary

Not much road work required during dry season after the recently completed concrete work. There is little rain and nothing is washing out.

Susanne volunteers to join the Roads & Maintenance committee. It is suggested to put this on next month's agenda for discussion.

- Safety & Security – Chair - **Paul Lauricella**, Carissa Kent, Beth Weary, Jenny Lodes, David Love, Georgette Mink

Paul L. thanks previous chairman Linda DeGirolamo for all the good work she has done for the Safety & Security committee.

The equipment which was purchased last month has been stored in the first aid room in the garden share shed. Fire extinguishers are installed in all the community buildings and upon the tractor. Trail cameras are up and running. Front gate repairs have been completed.

The committee is still working on the comprehensive fire plan.

Paul L. suggests that the committee re-examines the medicine supply. It is not advisable that the HOA be responsible for the liability of certain kinds of medicines. He recommends to only keep a basic first aid kit.

- **Discussions**

- Request from the Friends of Conservation and Development

The Board received a request from the Friends of Conservation and Development to do some observation of wildlife in our community.

Community members support them coming in and volunteer to accompany them around the community.

Paul L. volunteers to be their primary point of contact on behalf of the community.

- Update on Forest Hill Drive

Ample time for discussion is given to address this issue.

Community members, including concerned lot owners of Forest Hill drive and the developer from Belize Mountain Resorts Limited, expressed their opinions regarding the

latest land survey report which conflicts with the two professional surveys that were drawn up in the past.

Community members addressed questions regarding the developer's professionalism in handling this issue and towards acquiring a permanent easement on Forest Hill Drive that would give legal access to everyone's properties.

The developer indicates that access to Forest Hill Drive has never been denied and that it was executed correctly according to the previous land surveys. It is also pointed out that the roads in BIB should be public roads, and not private roads as it is marked on the latest land surveyor's report.

The developer's readiness to rectify any possible mistakes is expressed and that they have always shown a willingness to give a right of way or easement to whomever needs it, according to past email exchanges with the Board.

The developer asks the Board to post the past email conversations onto the BIB website for transparency to the rest of the community.

After much consideration, it was decided that the discussion between the developer and the Board on how to move forward with the new land survey report will continue on email. Kathie will contact the attorney to get further clarifications.

More time to discuss this issue will be allowed at next month's meeting.

- Use of community spaces

Susanne expresses concern regarding the HOA housing workers in our community property that is not properly licensed. She was told she needed BTB licensing to host people for free in her house whereas the Bean Bale house is without licensing, no fire inspection, no health inspection, and no CBA inspection.

This point is interrupted and not allowed to be discussed further as Kathie states that the Board reviewed and approved this in previous meetings.

- **Next meeting**

Sunday, March 21, 2020, at 05:00 pm EDT / 03:00 pm BZT.

NB: new Belize timing due to Daylight Saving Time.

- **Adjournment**

Doug makes a motion to adjourn the meeting at 06:13 pm EST / 05:13 pm BZT.

Cyndi seconds. All in favor: Kathie, Doug, Cyndi, Paris. All opposed: Susanne. The motion passes 4 to 1.