

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

MARCH 21, 2021

A regular board meeting of the BIB Property Owners Association, Inc. Board of Directors was held March 21, 2021, at 05.00 pm EST/03.00 pm BZT, via FreeConferenceCall online meeting.

Board members in attendance:

Kathie Miller – President
Doug De Girolamo – Vice-President
Cyndi Lauricella – Treasurer
Paris Cecilia Jayar – Secretary
Susanne Jefferson – Member at Large

Members in attendance:

Marcia Sickelsmith	Jenny Lodes	Paul Lauricella
Rita Martin	Sandi Smith	Scott Wilson
Gene DeMarco	Georgette Mink	Walter Browning
Bryan Weary	Shelley Spruit	Mike Saunders
Looney Tremblay	Gary Farrell	Allen Wadlington
James Pitson	Brittany Boswell	Chris (unknown)
Beth Weary	(403) 921-**** - Calgary, AB	(unknown)

The meeting was called to order by President, Kathie Miller, at 05.01 pm EDT/03.01 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 March 5.

- **Review and Approval of Minutes**

Doug makes a motion to approve the minutes of the regular board meeting February 21, 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**

The board welcomes new BIB residents Walter Browning, Georgette Mink and family who have purchased lots 2 and 114.

Refresher of meeting protocol: members of the HOA have a right to speak with regards to the designated items on the agenda. With regards to Discussions, the board members will give their input first and then members are welcome to speak.

- **Treasurer Report – Cyndi Lauricella**

The HOA received February fees from Axela of US\$13,833.98.

Overview of last month’s expenses:

- BIB standard operating costs
- D&O insurance renewal cost of US\$9657.50

After expenses, the HOA holds US\$94,046.97 in liquid assets (includes US\$30,000 reserve)

- **Committee Status Updates**

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

There was a culvert problem on lot 114. The EAB looked at it, figured out the next steps and are waiting for waivers to be signed in order to move forward.

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

This month's accomplishments:

- Built a 15x10 greenhouse
- Ran water lines down to lower vegetable garden and greenhouse
- Planted lettuce, onions, radishes, peppers, tomatoes, cauliflower, broccoli, cucumber and watermelon in the lower garden
- Planted an herb garden with chives, oregano, basil and mint. Please don't pick these herbs yet. It will be announced on the whiteboard when they are ready.

Beth thanks the garden committee members, Paul Prescott and Sue Waite for their help.

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

Nothing new, except gathering up a few trees. The hard surface on the roads is holding well.

- Safety & Security – Chair - **Georgette Mink**

Security cameras have been monitored and the first aid medical kit has been topped up.

The Safety committee is continually working on the fire prevention safety protocol and best management practices. In order to move forward, it needs the board to approve purchases of several items such as rotoplas, water pumps, mobile fire station and equipment, as well as to consider how to transport these items if they were to be purchased.

After input from several community members, it is decided that the Safety Committee will send the board an email addressing all items and associated costs needed to be reviewed before any major purchases are made. This email would also address transportation needs for this equipment.

The Safety committee requests to know the technical abilities of the tractor from the Roads committee in the evaluation of finding a possible mode of transportation for the fire equipment.

- **Discussions**

- Accounts to collection – 30, 60 or 90 days from January 1st

Input is received from community members.

Doug makes a motion to advise Axela that the unpaid accounts go to collection 90 days from January 1st. Cyndi seconds.

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

- Update on Forest Hill Drive

This issue was discussed in great length at the board meeting February 21, 2021.

Lot owners bring up concerns that it would be a conflict of interest if the HOA was to spend funds on bringing a lawsuit against the developer, and that instead individual lot owners would have to take up personal litigation with the developer. However, it is made clear that the BIB HOA is not engaging in any litigation with the developer, but in a contract of agreement without litigation.

The board proposes to get in touch with our attorney in Belize and instruct them to draw up a contract to get a right of way or easement for Forest Hill Drive.

Doug makes a motion to move forward with an initial contract to be drawn up with our attorney in Belize at the expense of the HOA. Paris seconds.

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

- Review of board member, Susanne Jefferson, Officer-Member at Large

Kathie questions Susanne's professionalism as a board member, and brings up complaints including the culvert issue on lot 114 and emails with derogatory language from Susanne.

A discussion ensues between community members and the board.

Cyndi makes a motion to remove board member Susanne Jefferson from the BIB board as per Bylaw 7 item 1B. Doug seconds.

All in favor: Kathie, Doug, Cyndi

All opposed: Susanne, Paris

Motion passes 3 to 2.

Due to loud oppositions from community members, Kathie makes a motion to adjourn the meeting. Cyndi seconds.

All in favor: Kathie, Doug, Cyndi

All opposed: Susanne, Paris

Motion passes 3 to 2.