

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

APRIL 25, 2021

A regular board meeting of the BIB Property Owners Association, Inc. Board of Directors was held April 25, 2021, at 05.00 pm EDT/03.00 pm BZT, via Zoom online meeting.

Board members in attendance:

Kathie Miller – President
Melissa Freedman – Vice-President
Cyndi Lauricella – Treasurer
Paris Cecilia Jaye – Secretary
Beth Weary – Member at Large

Members in attendance:

Marcia Sickelsmith	Paul Lauricella	Bryan Weary
Scott Wilson	Lynn Wilson	Shelley Spruit
Tony Spruit	Paul Prescott	Dawna Bemis
Sue Waite		

The meeting was called to order by President, Kathie Miller, at 05.00 pm EDT/03.00 pm BZT.

The Proof of Notice of Meeting was posted on the BIB website and sent out by email April 10, 2021.

- **Review and Approval of Minutes**

Approval of minutes for March 21, 2021 will be added to the May meeting agenda because the minutes were not received in time for all board members to review.

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

Correction to owners of Lot #114 was made as no proof of new owners has been received by the board. Ownership remains to be Susanne Jefferson and Jenny Lodes.

A recap of the responsibilities of board members to follow the CCR’s, Bylaws, etc. was given. Beginning of 2020, President (Kathie Miller) was encouraged to and took an HOA Board Certification Course which clearly states that turning a blind eye towards homeowners who break the rules because they are your friends, etc. is unfair behaviour and should not be tolerated. The board of 2020 accomplished this, and your current board for 2021 will continue to do this so every lot owner is treated equally.

Lot owners are encouraged to contact the board at bibhoaboard@gmail.com with any board related issues.

- **Treasurer Report – Cyndi Lauricella**

The HOA received March fees from Axela of US\$6,900.80.

Overview of last month's expenses:

- BIB standard operating costs
- Payment to attorney to proceed re "Permanent Easement" and/or "Legal Right of Way"

After expenses, the HOA holds US\$94,832.97 in liquid assets (includes US\$30,000 reserve)

- **Committee Status Updates**

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

Lot #114 - Having received no response to two (2) emails regarding culvert at end of roadway, this EAB issue is now closed, and the HOA will bare no responsibility for any damage as advised to owner via email from board.

Lot #3 – Tree removal of fallen trees was agreed upon. Diagram received pertaining to other trees is non-specific and requested trees be marked. Requested plan for debris removal.

Lot #'s 54 & 99 – Explanation was forwarded to owners on proper way to proceed with tree and undergrowth removal, awaiting response.

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

Nothing new to report, just maintaining what has been planted. There are tomatoes growing in the greenhouse.

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

With all the steep hills except for Forest hill being poured there is not any road maintenance required during dry season.

- Safety & Security – Chair - **Georgette Mink**, Walter Browning, Jenny Lodes, Carissa Kent, David Love

No committee members were present at the meeting; however, there was an in-depth discussion about the missing OTC meds. It was agreed that an email would be sent by the board to the committee for explanation.

- **Discussions**

- Review of CCR's, Bylaws, Rules & Regulations

Input is received relative to the Rules & Regulations not being consistent with the CCR's and Bylaws. Should any lot owners have suggestions, please send them to the board. Paul Prescott and Beth Weary volunteered they would revise the Rules & Regulations and post the updated version on the board's website in two (2) weeks for review by all lot owners and voted on at our next meeting.

- Update on Forest Hill Drive

Funds were sent to our attorney to begin preparation of the “Permanent Easement” and/or “Legal Right of Way” document with Belize Mountain Resort Limited. Follow-up will be ongoing until resolved.

- Placing liens on properties with past due HOA fees

Input/discussion was obtained, and it was resolved that our attorney and Axela would be the best sources to connect with on moving forward with this.

- Questions/comments re “blast” email sent April 19, 2021

Beth Weary is very frustrated along with others regarding all the false statements that are being made by Looey Tremblay and others.

- **Next Meeting**

Sunday, May 23, 2021 at 5:00 PM EDT, 3:00 PM BZT

- **Adjournment**

Cyndi makes a motion to adjourn the meeting at 5:37 PM EDT, 3:37 PM BZT.
Beth seconds the motion. All in favor: Kathie, Melissa, Cyndi, Paris, Beth.
The motion passes 5 – 0.