

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

June 27, 2021

The recording of this meeting is available at: <https://youtu.be/-v29v21wvNc>

The BIB Property Owners Association, Inc. Board of Directors held a regular Board Meeting on June 27, 2021, at 05:00 pm EDT, 03:00 pm Belize Time, via Zoom online meeting.

Board members in attendance:

Kathie Miller – President
Melissa Freedman – Vice-President
Cyndi Lauricella – Treasurer
Marcia Sickelsmith – Secretary
Beth Weary – Member at Large

Participating community members in attendance:

Paul Lauricella, Bryan Weary, Shelley Spruit, Doug DeGirolamo, Paul Prescott, Jacob ???

The meeting was called to order by Kathie Miller, at 5:04 pm EDT, 3:04 pm Belize Time.

The Proof of Notice of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on May 28, 2021.

• **Review and Approval of Minutes**

Cyndi Lauricella motioned to approve the minutes for the May 23, 2021 meeting. Beth Weary seconded. Motion passed 4-0 (Marcia Sickelsmith did not vote due to technical issues).

• **State of the Community / President's Report: Kathie Miller**

Kathie Miller stated the community finances are strong and that the green spaces are being well maintained. The BIB POA had recently sent out a video update and has received positive feedback from lot owners about the video.

• **Treasurer Report: Cyndi Lauricella**

Cyndi Lauricella reported that for the previous month, the only expenses have been the regular property maintenance expenses, and that the HOA had received from Axela US\$5,895. There are still 65 lots with past due balances totalling US\$387,446. Current cash assets are US\$100,724.16 (which includes the US\$30,000 being held "in reserve."). Kathie Miller noted that there is still a very small amount held at the Atlantic Bank (Belize), and that the current Board does not have access to that account due to the strict ownership transference requirements of Atlantic Bank, but that efforts will be made to access that account in the future.

• **Committee Status Updates**

EAB: Paul Lauricella (Chair), Melissa Freedman, Bryan Weary

Paul Lauricella reported that this month the EAB handled three requests:

Lot 7: Approved a request to extend a retaining wall behind the existing house.

Lot 8: Approved a request to level a path behind the existing house and extend the retaining wall.

Lots 26: Approved plans for construction of a small structure and removal of one tree.

Gardens: Beth Weary (Chair), Bryan Weary, Cyndi Lauricella, Paul Lauricella

Beth Weary reported that tomatoes and sweet peppers are growing in the greenhouse. The large vegetable bed has green beans, zucchini, onion, cucumbers, watermelon, romaine lettuce, habanero peppers, broccoli, red potatoes, cilantro, radishes, and red lettuce. The upper vegetable bed contains black beans, okra, and papayas. Five small surname cherry trees were dug out from the large cherry tree and will be replanted in the garden. The Lauricella's donated two fall avocado trees and a mango tree to the garden.

Beth Weary reported that a large zucchini was picked by someone yesterday, along with allowing a small dog to run through the fenced in lower vegetable bed. Black beans were also picked from the upper vegetable bed and the small dog was allowed to run through that bed as well. Therefore, the lower bed gate will be locked to prevent this sort of thing from happening again. Beth Weary expressed her disappointment that this step is necessary because a community member feels entitled to pick produce from the community garden contrary to the community rules. Beth Weary reminded everyone that there is a white board in the Garden Share Shed that lists what produce can be harvested freely by community members, and that everything else is reserved for the weekly Garden Share. Chives were also improperly taken from the garden. Kathie Miller and Cyndi Lauricella expressed their disappointment at such behavior.

Roads & Maintenance: Bryan Weary (Chair), Beth Weary

Bryan Weary reported that the two buildings owned by the POA, the Bean Bale House and the garden Bodega, are both deteriorating. The Bean Bale House has been heavily damaged by termites, while the Bodega walls are starting to buckle. For both structures, it would be more cost effective just to construct two new small concrete structures rather than try to repair these two buildings. Bryan Weary will meet with perspective builders to develop cost estimates for the construction of two new concrete structures and the removal of the existing structures. Bryan promised to make a short video explaining the issues with these two structures [video is available at: <https://youtu.be/4MqUSifHbE0>]. The two new concrete structures would be fireproof and much more secure than the current two structures.

Melissa Freedman liked the idea of the increased security afforded with new structures. Cyndi Lauricella stated that this is a necessary investment and that the POA is well positioned to be able to afford this project. Beth Weary pointed out that since both buildings are in use, the new buildings would first be constructed and then the old buildings would be demolished and removed by the same company hired for the construction. Bryan Weary mentioned that due to safety concerns, it is important to have an insured company with the proper equipment perform the demolition.

Shelley Spruit asked if the need for increase security is due to the potential for break-in, or the recent issue at the garden. Kathie Miller recounted that there was a break in at the Bodega in

October, 2019. Bryan Weary recounted that it was around this time period that there was also a home invasion that prompted the community to install the front gate and security cameras, while also noting that the recent issues have been solely due to BIB community members.

- **Discussions**

Update On Forest Hill Drive

Kathie Miller recounted how our attorney, Wrobel & Co., had been hired to draw up the paperwork for the Forest Hill Drive permanent easement. However, despite repeated emails requesting status updates, the attorneys have been non-responsive. Therefore, the BIB POA Board requested that Wrobel & Co. return the money sent to them so that the Board can work with different attorneys. The Board has received the funds back from Wrobel & Co. and has reached out to another attorney to handle this matter. The Board will provide updates as soon as they are available. The Board considers this matter a priority so that paving can commence on the hill of Forest Hill Drive.

Secretary Position

Kathie Miller reported that Marcia Sickelsmith has volunteered to join the BIB POA Board as Secretary.

- **Next Meeting**

Sunday, August 8, 2021 at 5:00 pm EDT, 3:00 pm Belize Time.

- **Adjournment**

Beth Weary motioned to adjourn the meeting at 5:36 PM EDT, 3:36 PM Belize Time. Marcia Sickelsmith seconded. Motion passed 5-0.