

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

August 08, 2021

The recording of this meeting is available at: <https://youtu.be/2WV8QDgFj8g>

The BIB Property Owners Association, Inc. Board of Directors held a regular Board Meeting on August 8, 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, Paul Prescott

The meeting was called to order by Kathie Miller, at 5:00 pm EDT, 3:00 pm Belize Time.

The Proof of Notice of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on July 5, 2021.

- **Review and Approval of Minutes**

Cyndi Lauricella motioned to approve the minutes for the June 27, 2021 meeting. Beth Weary seconded. Motion passed 5-0.

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

Kathie Miller stated that due to an incident by a community member, the internet tower at BIB was damaged. A temporary fix was quickly implemented, but the Board requested that the bent pole containing the antennas be replaced. The community member responsible responded that this would be fixed.

- **Treasurer Report: Cyndi Lauricella**

Cyndi Lauricella reported that for the previous month, in addition to the regular property maintenance expenses, the BIB POA had paid US\$1400 to have Forest Hill Drive surveyed for the purpose of creating the permanent easement document, and US\$1500 as a retainer to our attorney for work on attaching liens to lots with delinquent POA fees. During June, Axela collected US\$863.62 from past due POA fees. Current cash assets total \$97,652.36, which includes the US\$30,000 held in reserve.

- **Committee Status Updates**

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

Paul Lauricella reported that this month the EAB had no requests.

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

Beth Weary reported that this month, the Garden Committee planted 200 pineapples, transplanted 6 Surinam cherry and 4 papayas trees. Currently growing crops include: carrots, lettuce, zucchini, potatoes, watermelon, habanero peppers, callilou, radishes, cantaloupe, black beans, and green beans. Currently growing in the greenhouse are green peppers and tomatoes. Beth Weary also encouraged everyone to follow the "BIB POA" Facebook page, since that is where all the garden updates will be posted.

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

Bryan Weary reported that he has received quotes for replacing the Bean Bale and Upper Milpa Bodega buildings from Excel Construction: both buildings can be replaced for about US\$20,000. The new buildings would have concrete walls and floor, a metal roof, and a steel door. Bryan will discuss the cost difference of using metal rather than wood rafters, so that the buildings would be bug-proof and fire-proof. Bryan will also receive estimates for the costs to move the solar panels / wiring and the security camera wiring into the new building. Bryan recommended that while we are moving the solar power system in the Bean Bale house that we upgrade the charge controller to an Outback model (similar to the ones in place at the Internet tower and the Garden Share Shed) for increased reliability.

- **Discussions**

Update On Forest Hill Drive: Kathie Miller stated that the BIB POA recently spent US\$1400 to have the roadway surveyed so that our attorney can draw up the permanent easement/right-of-way and submit it to the land owners of Forest Hill Drive for their signature.

Hydro Road: Paul Lauricella reported that he was contacted by a local company that is trying to secure the contract for the maintenance of Hydro Road. They are asking for use of the quarry on BIB property as a source of road material for improvements to Hydro Road. The company would be willing to assume all liability.

Bryan Weary stated that access to the BIB quarry is from Hydro Road, so heavy equipment would not need to enter through the BIB front gate.

Paul Prescott pointed out that this would be allocating community resources for use outside of the community and thus falls outside of the purview of the BIB POA and would set a bad precedent.

Bryan Weary commented that we have always been very careful to insure that community resources, like the POA's tractor, are only used on the community's property.

Kathie Miller commented that although there is widespread desire to see Hydro Road improved, that this request may not be something that would be appropriate for the BIB POA to be involved with. The BIB POA Board will contact the company and explaining the situation.

Next Meeting

Sunday, September 12, 2021 at 5:00 pm EDT, 3:00 pm Belize Time.

- **Adjournment**

Marcia Sickelsmith motioned to adjourn the meeting at 5:30 PM EDT, 3:30 PM Belize Time.
Beth Weary seconded. Motion passed 5-0.