

## **BIB PROPERTY OWNERS ASSOCIATION, INC.**

### **REGULAR BOARD MEETING**

**May 23, 2021**

*The recording of this meeting is available at: <https://bibhoa.com/may-23-2021-regular-board-meeting/>*

The BIB Property Owners Association, Inc. Board of Directors held a regular Board Meeting on April 25, 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  
Paris Cecilia Jaye – Secretary  
Beth Weary – Member at Large

#### Participating community members in attendance:

Paul Lauricella, Bryan Weary, Sue Waite,

The meeting was called to order by President, Kathie Miller, at 05:02 pm EDT, 03:02 pm Belize Time.

The Proof of Notice of Meeting was posted on the BIB website (bibhoa.com) and sent out by email May 9, 2021.

#### • **Review and Approval of Minutes**

Melissa Freedman motioned to approve the minutes for the March 21, 2021 and the April 25, 2021 meetings. Beth Weary seconded. Motion passed 4-1; Paris Jaye opposed, stating that she didn't like some of the revisions that Kathie Miller made to the original notes as she had submitted them.

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

Kathie Miller stated that all Zoom meetings will now be automatically recorded. Participants should automatically receive notice of such when they sign into the meeting. Board members will remain unmuted for the meeting. Owners will remain muted for the meeting, however, if they would like to comment, they must first utilize the "raised hand" feature in Zoom. They will then be unmuted and allowed to speak.

#### • **Treasurer Report: Cyndi Lauricella**

Cyndi Lauricella reported that since the April meeting, the only expenses have been the regular property maintenance, and that the HOA had received from Axela US\$2955, for the HOA fee payment of 3 lots. There are still 65 lots with past due balances, totalling US\$385,467. Current cash assets are US\$96,613.96, which include the US\$30,000 being held "in reserve."

- **Committee Status Updates**

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

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

Lot 8: Approved a request for minimal cutting so that owner can examine lot.

Lots 26 & 27: Approved plans for construction of a 15' x 20' structure on Lot 26.

Lot 3: Denied a request for removal of trees on Lot 3. Trees were determined to be within the lot non-disturbance zone and that there was no valid reason for their removal at this time.

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

Beth Weary reported that tomatoes and peppers are growing in the greenhouse.

Recent plantings include carrots, green beans, black beans, zucchini, and red lettuce.

The mango trees are now producing fruit, due to the recent trimming and pruning of neighboring trees.

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

Bryan Weary reported that the material on the steep hill of Forest Hill Drive is just about gone; the road surface is down to solid rock. However, there is no point in spending money on bringing in additional material since the hill just needs to be paved, which will commence once the BIB POA obtains the requisite easement rights from BIB Ltd.

Melissa Freedman asked whether additional material would be needed before the road could be paved. Bryan responded that it would actually be better to apply the concrete directly onto the rock.

Bryan mentioned that the property maintenance workers informed him that Jenny Lodes have been harassing them; Bryan emailed a complaint to the Board. Kathie Miller acknowledged the Board's receipt of the email and that a prohibition on the harassment of the property maintenance workers has been added to the proposed Rules & Regulations revision. Kathie Miller noted that this issue has been previously discussed numerous times at previous meetings. Cyndi Lauricella noted that the property workers are employed by the HOA, and therefore cannot be performing work on private lots during the hours they are employed by the HOA. Kathie Miller reminded owners that if anyone has any concerns about the workers or their tasks, they should send an email to the Board.

**Safety & Security:** Georgette Mink (Chair), Walter Browning, Jenny Lodes, Carissa Kent, David Love

No committee members were present at the meeting. Kathie Miller reported that before the meeting, she emailed the committee asking for an update. Kathie Miller received a response stating that Georgette Mink does not consider the current BIB POA Board "legal" until it "acknowledges and actions the community-wide petition" recently sent to the Board. Beth Weary therefore proposed that the Safety & Security committee be dissolved and that the Board should check whether committee members Dave Love and Carissa Kent are still willing to maintain the front gate, since they have been performing those tasks. Beth Weary also noted that community members outside of the Safety & Security committee are maintaining the first aid kit

and the security cameras. Melissa Freedman noted that the fire breaks are being maintained as part of the regular property maintenance. Beth Weary motioned to dissolve the Safety & Security committee. Melissa Freedman seconded. Motion passed 4-1, with Paris Jayar voting against.

- **Discussions**

#### Update On Forest Hill Drive

Kathie Miller reported that the attorneys are continuing their work on this issue and the Board is in close communication with them. The Board will share any and all updates on this matter as they occur.

#### Revised Rules & Regulations

Kathie Miller, Cyndi Lauricella, & Melissa Freedman like the revised version. Paris thought that some of the provisions are a little strict, but had no suggestions. Beth Weary motioned to approve and adopt the revised Rules and Regulations. Cyndi Lauricella seconded. Motion passed 5-0.

#### Fire Plan Proposal

No one from the Safety and Security Committee present at meeting. Kathie Miller stated that it should be incumbent on homeowners to maintain their own homes and lots to minimize fire risk. Cyndi Lauricella noted that the HOA recently purchased rakes, hoses, and backpack sprayers that are available for community usage. Cyndi Lauricella & Melissa Freedman both acknowledged that most community members are not trained in fire fighting and that we rely on our Belizean neighbors to assist in any fire fighting. Melissa Freedman and Paris Jayar proposed sending out a reminder on fire safety precautions. Sue Waite noted that due to the close proximity of the lots at BIB, fire safety is also about insuring that fire does not spread to neighboring lots. Bryan Weary noted that the BIB POA has still not received permission from the owners of lot 114 to maintain a fire break on the north side of lot 114.

#### Placing Liens On Properties With Past Due HOA Fees

Kathie Miller reported that her and Beth Weary spoke with an attorney. The conversation was recorded and shared with the other Board members. Beth Weary stated that it will cost the HOA US\$1000 per owner to place a lien on a deed, and that cost will be then added onto the lot owner's past due balance. Any lot that owes over US\$7500 will be sent directly to the Supreme Court of Belize, where if the debt is not paid by the owner, the lot will be auctioned off. That process can take 6 to 9 months. Kathie Miller clarified that the US\$1000 is per owner and not per lot. Beth Weary proposed that a notification be sent out stating that those properties with over \$3000 in past due HOA fees will have a lien attached to their properties unless the past due fee is paid within 7 days. Cyndi Lauricella noted that there are 23 lots with past due balance that owe US\$7500 or more and that there are 28 lots that owe between US\$2000 and US\$7500. Paris Jayar agreed that this needs to happen, but would prefer giving more than just one week notice, preferably a minimum of one month. Cyndi Lauricella noted that Axela offers payment plans and that so far, none of the past due lot owners have utilized it. Beth Weary motioned that liens be placed on those lots that owe over \$3000 in past due HOA fees with

owners given 7 days notice for them to pay their past due balance. Cyndi Lauricella seconded. Motion passed 5-0.

#### Board Member Responsibility

Kathie Miller noted that since the November 2020 Board election, Paris Jaye has rarely been involved with Board discussions, that meeting notifications have not been sent as required, and that Board meeting minutes have not been timely submitted, thereby delaying their adoption. On April 13, Kathie Miller emailed Paris Jaye noting her disengagement, and asking if Paris Jaye intended to continue being a member of the BIB POA Board. Paris Jaye responded that she intended to fulfill her term on the Board and that she would send out the meeting notifications. However, Paris Jaye failed to send out the April and May meeting announcements. Paris Jaye stated that she is very busy and does not have time to do more than prepare the meeting minutes and does not feel motivated to do more because of the conflicts within the community. Paris Jaye stated that she will not do more than prepare the minutes and will commit to sending out the meeting notices on time. Kathie Miller motioned to remove Paris Jaye from the Board. Beth Weary seconded. Motion passed (4-1), Paris Jaye voted against. Melissa Freedman and Cyndi Lauricella noted that they appreciate Paris Jaye's input, but that the Board needs to have 5 participating members.

- **Next Meeting**

Sunday, June 27, 2021 at 5:00 PM EDT, 3:00 PM Belize Time.

- **Adjournment**

Cyndi Lauricella motioned to adjourn the meeting at 6:19 PM EDT, 4:19 PM Belize Time. Melissa Freedman seconded. Motion passed 4-0.

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