

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

October 3, 2021

The recording of this meeting is available at <https://bibhoa.com/october-3-2021-regular-board-meeting/>

The BIB Property Owners Association, Inc. Board of Directors held a regular Board Meeting on October 3, 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, Shelley Spruit, Sue Waite.

The meeting was called to order by Kathie Miller, at 5:01 pm EDT, 3:01 pm Belize Time.

The Proof of Notice of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on September 16, 2021.

- **Review and Approval of Minutes**

Beth Weary motioned to approve the minutes for the August 8, 2021 meeting. Cyndi Lauricella seconded. Motion passed 4-0. (Marcia Sickelsmith had not yet to joined the meeting).

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

Kathie Miller stated that about two weeks ago, a lightning strike damaged the Internet tower at BIB. Given the critical nature of the Internet tower, the damaged equipment was quickly replaced and lightning arrestors have also been installed.

- **Treasurer Report: Cyndi Lauricella**

Cyndi Lauricella reported that since January, 2021 Axela has collected \$71,996.77. During the month of August, 2021 they collected \$984.78, plus they implemented a payment plan for one lot that is in arrears. Of the 128 lots here at BIB, 67 currently owe past due HOA fees, totalling \$399,675. Of these 67 lots: 21 owe less than \$3000, 23 owe between \$3001 and \$7499, and the remaining 23 lots owe more than \$7500. This month's expenses included our normal operating costs, plus the repair to the Internet tower, which cost \$590.01, and repair to the security cameras which cost \$75. Currently bank accounts balance is \$94,686.88, including the \$30,000 held in reserve. The BIB POA is working on closing the local Atlantic Bank account which the current Board does not have access to since it is still in the name of previous Board members. All values in US\$.

Kathie Miller pointed out that the total past due amount includes interest charges. When Axela collects this money, it will take the interest charges as its fee. Cyndi Lauricella is working with Axela to get a breakdown of the past due fees to show interest charges.

Shelley Spruit inquired as the status of the past due accounts and what can be done to get delinquent lot owners to pay. Kathie Miller noted that the BIB POA is currently working with an attorney to attach liens on the properties in arrears, to insure that if or when those properties do sell, the BIB POA will get the outstanding fees. Kathie Miller pointed out that construction on a lot cannot commence until past due balances are cleared. Beth Weary added that under Belize law, once a lot with a lien is in arrears by US\$7500, that lot will be sent to the Belize Supreme Court which will then auction the property off.

- **Committee Updates**

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

Paul Lauricella reported that there was a recent request from lot 7 to add concrete as the base of a carport, and the ability to rebuild the carport. The EAB recommends approval with the understanding that this work is being done in the road right-of-way and the lot's non disturbance zone, but as long as the lot owner acknowledges those facts, construction can commence. The EAB has not received any response from the lot owner, but the concrete pad has already been installed. The EAB will revisit the issue.

There was a request from Lot 97 to remove potentially dangerous trees, which was approved.

There was a request from Lot 84 to replace loose stone walkways with concrete, which was approved.

On Lot 114, construction is being performed without any EAB approval. Also, additional concrete has been added to the culvert in front of the lot, which is in the road right-of-way, which also was not approved. The lot owners have been contacted and invited to request approval, but to no avail.

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

Beth Weary reported that this month, the Garden Committee recently planted sweet corn. Currently growing crops include: green beans, red lettuce, carrots, green lettuce, radishes, callilou, tomatoes, sweet peppers, black beans, okra, habanero peppers, and papaya. Locking faucets have been installed in the garden after two incidents where the garden cisterns were drained by leaving the faucets open. Beth Weary also encouraged everyone to follow the "BIB POA" Facebook page, since that is where all the garden and community updates will be posted.

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

Bryan Weary reported that the hill on Forest Hill Drive is getting bad, with the road material just about all gone. The Property Maintenance workers reported that in front of Lot 2, yard debris is being thrown in the roadway, in the firebreak on the other side of the road, and in the neighbouring property. The Maintenance workers will no longer clean up yard debris that is thrown in the roadway.

- **Discussion**

Contact Personnel For Infinite Wireless And Rich Deeds (Solar Solutions): Kathie Miller reported that a process has been established for dealing with Internet tower issues. This was recently communicated to all lot owners via email. These businesses have been advised to only deal with the designated contact people to insure a smooth process with getting this equipment fixed.

EAB Compliance: Kathie Miller read the Assignment Of Authority document from 2016 (available at: <https://bibhoa.com/wp-content/uploads/2021/10/BIBHOAAuthorization.pdf>) demonstrating that the Board has the full authority to regulate development through the EAB. Kathie Miller also read the correspondence to the owners of Lot 114 and the response from the lot owners. There was a discussion about possible recourses for lot owners who do not follow community rules.

Maximum Yearly Fine Amounts: There was a discussion about implementing a maximum yearly fine amount. Beth Weary motioned to implement a maximum yearly fine limit of US\$2500 per calendar year, per violation. Marcia Sickelsmith seconded the motion. Motion passed 5-0. This will be implemented via the Rules & Regulations. As such, the proposed revisions to the Rules & Regulations will be posted on the bibhoa.com website, and voted on at the next meeting.

Update On Forest Hill Drive: Kathie Miller stated that our attorney has drafted the easement deed. The Board has requested one additional change to the accompanying letter, and once that is completed, it be sent to Belize Mountain Resort, Ltd. for their signature.

Update On Liens For Past Due Properties: Our attorney is still working on this and the Board will continue to provide updates.

BIB POA Board Election: Beth Weary proposed the following dates for upcoming Board Election:

- October 31, 2021 7 pm Belize Time: Deadline to be in "Good Standing" i.e. all dues and fines paid by this date in order to be eligible to vote or to run in this election.
- November 6, 2021 7 pm Belize Time: Deadline for owners who want to run to submit a short bio, a photocopy of the first page of their deed, and a photocopy of their passport photo page.
- November 21, 2021 7 pm: Voting starts.
- November 30, 2021 7 pm: Voting ends.

Kathie Miller stated that this info will also be communicated to all lot owners via email, and that account balance questions should be directed to Axela.

- **Next Meeting**

Sunday, November 7, 2021 at 5:00 pm EST, 4:00 pm Belize Time. [Please note that Daylight Savings Time ends at 2 AM on November 7].

- **Adjournment**

Cyndi Lauricella motioned to adjourn the meeting at 6:01 PM EDT, 4:01 PM Belize Time. Beth Weary seconded. Motion passed 5-0.

