

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

November 7, 2021

The recording of this meeting is available at https://youtu.be/AQnNZP_e42U

The BIB Property Owners Association, Inc. Board of Directors held a regular Board Meeting on November 7, 2021, at 05:00 pm EST, 04:00 pm Belize Time, via Zoom online meeting.

Board members in attendance:

Kathie Miller – President

Cyndi Lauricella – Treasurer

Marcia Sickelsmith – Secretary

Beth Weary – Member At Large

Participating community members in attendance:

Paul Lauricella, Bryan Weary, Paul Prescott, Rita Martin, Doug DeGirolamo.

The meeting was called to order by Kathie Miller, at 5:01 pm EST, 4:01 pm Belize Time.

The Proof of Notice of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on October 13, 2021.

• Review and Approval of Minutes

Beth Weary motioned to approve the minutes for the October 3, 2021, meeting. Marcia Sickelsmith seconded. Motion passed 4-0. (Melissa Freedman not in attendance).

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

Kathie Miller stated that 2021 has been more of a challenge as the Board did not accomplish as much as they hoped for. The Board is still waiting for Belize Mountain Resorts Ltd. to sign the easement for Forest Hill Drive. The easement was delivered to Looney Tremblay on October 12, 2021. After 14 days without a response, the Board followed up with an email on October 26, 2021. On October 27, our attorney received an email from Looney Tremblay stating that he is reviewing the easement.

The Board has recently imposed fines on some lot owners for failure to follow rules laid out in the BIB POA's governing documents.

- **Treasurer Report: Cyndi Lauricella**

Cyndi Lauricella reported that since the last meeting, the only expense outside of normal operating costs was to pay our attorney for drafting the Forest Hill Drive easement document. No outstanding fees were collected by Axela last month. The current past due balance, owed by 67 out of the 128 lots at BIB, is \$405,608 which does include the interest charges which Axela would keep if collected. Cyndi is still working on getting a breakdown of the past due amounts to show how much is due the BIB POA and how much would stay with Axela if collected.

Current bank account balances total US\$91,203.55, which includes the US\$30,000 kept in reserve.

Rita Martin inquired if the “financial statements” are currently available, and if not, when they would be available. Kathie Miller reported that the year end financial statements will be posted on the website, with the year ending in December. Rita Martin asked if the financial report will be posted before or after the election. Kathie Miller responded that it will be after the election. Rita Martin asked if it would be possible to have the financial report available before the election. Beth Weary pointed out that the 2021 budget is available on the website, and that the spending closely matches the budget. Rita also asked that given the BIB POA bank balance, would it be possible for BIB POA fees to be reduced. Kathie Miller responded that a significant amount of money has already been earmarked for improving Forest Hill Drive, but that the Board is waiting for the signed easement before spending money on land it does not own. Bryan Weary noted that the cost is roughly US\$38,000, which would include steel-reinforced paving the road, similar to the other paved roads in the community.

Rita inquired as to the amount spent on the gardens. Beth responded that her budget is US\$3,000 for the year, which was spent on a greenhouse, tools, seeds.

- **Committee Updates**

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

Paul Lauricella reported that no new requests were received since the last meeting. Paul corrected his statement from last month regarding Lot 7. At the last meeting, Paul had stated that impermeable materials could be used, however upon reviewing the EAB recommendation to the Board, the EAB had recommended that no impermeable material could be used in the area of concern, which is actually in the road right-of-way and/or lot non-disturbance area. The lot owner had been sent an email explaining this, however, the lot owner has since poured a concrete pad in that area.

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

Beth Weary reported that peppers, tomatoes, and corn are currently growing in the greenhouse. The vegetable beds contain corn, green beans, carrots, two kinds of

lettuce, black beans, papaya, okra, habanero peppers, cilantro, and radishes. The Garden Committee is in the process of topping the avocado trees so that the avocados can be reached and to promote lateral growth in the tree. The sweet corn should be available for harvest this week.

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

Bryan Weary reported that the steep sections on Forest Hill Drive are in poor shape, but otherwise everything else is being well maintained.

Discussion

Update On Forest Hill Drive: Kathie Miller opened a discussion on possible next steps to ensure that all lots have guaranteed road access. Rita Martin asked if anyone understood the survey report and wonders if the road is currently running through her property (Lot 97) or not. Beth Weary responded that the road is running through her lot. Paul Prescott, who used to work as a land surveyor, explained that the easement sent to Looey Tremblay just concerns the section of Forest Hill Drive owned by Belize Mountain Resorts, Ltd. and that it has nothing to do with Lot 97. Also, as a recent email from the BIB POA Board stated, once the easement from Belize Mountain Resorts is signed, the Board will work towards finding a solution to the road encroaching on Lot 97.

Kathie Miller asked if the Board should consider purchasing and posting signs at BIB warning potential purchasers that not all lots have deeded road access. Beth Weary supported this idea. Rita Martin asked for clarification as to why these signs would be posted. Cyndi Lauricella responded that if she had known that her lot did not have permanent access, she would not have purchased it. Cyndi Lauricella will obtain estimates for the sign costs for the next meeting.

Update on status of the Lookout Tower on Howler Hill. The Board received an [email](#) from the Maintenance Committee describing the deterioration of the Lookout Tower. Kathie Miller suggested that caution tape should be hung across the steps. Bryan reported that termite damage is extensive, and it would require a total rebuild. Also, tree growth as precluded much of the view. Bryan recommends dismantling it because it's a safety and a liability issue. Beth Weary recommended posting the pictures on the website (available [here](#)). Kathie Miller recommended putting up the caution tape for the time being and discussing the issue further at the next meeting. Cyndi Lauricella noted that since she currently lives on Howler Hill past the Lookout, she can monitor the condition of the Caution tape.

Update on Camera upgrades: Kathie Miller recommended spending BZ\$2,500 to acquire four new cameras, with a DVR and monitor. Cyndi Lauricella noted that these cameras would allow the Garden Committee to remove the locking faucets currently in use, which are cumbersome. Doug DeGirolamo, Paul Prescott, and Marcia Sickelsmith all spoke in favor of the purchase. Cyndi motioned to spend BZ\$2,500 to purchase 4 cameras and associated equipment. Marcia Sickelsmith seconded the motion. Motion passed 4-0.

Update on Property Workers bonus and pay increase for 2022. Bryan Weary suggested a BZ\$1 per day increase, bringing their wage to BZ\$54 per day and providing a BZ\$100 Christmas bonus. Beth Weary motioned to increase the workers daily pay to BZ\$54 for 2022. Marcia Sickelsmith seconded the motion. Motion passed 4-0. Christmas bonus already accounted for in 2021 budget.

Update on Board elections. The only two candidates who had volunteered to fill the two upcoming vacancies on the Board are Melissa Freedman and Cyndi Lauricella.

Proposed [change](#) to Rules & Regulations. Cyndi Lauricella motioned to amend the Rules & Regulations to stipulate that the maximum yearly fine per incident be limited to US\$2,500. Beth Weary seconded the motion. Motion passed 4-0.

- **Next Meeting**

The Annual Meeting and a Regular Meeting will occur on Sunday, December 12, 2021, at 5:00 pm EST, 4:00 pm Belize Time.

- **Adjournment**

Beth Weary motioned to adjourn the meeting at 5:57 PM EDT, 4:57 PM Belize Time. Cyndi Lauricella seconded. Motion passed 4-0.