

BIB PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL BOARD MEETING

December 12, 2021

The recording of this meeting is available at <https://youtu.be/QMC25pS7XOM>

The BIB Property Owners Association, Inc. Board of Directors held the Annual Board Meeting on December 12, 2021, at 05:00 pm EST, 04:00 pm Belize Time, via Zoom online meeting.

Board members in attendance:

Kathie Miller - President
Melissa Freedman - Vice President
Marcia Sickelsmith - Secretary
Beth Weary - Member At Large

Board member not in attendance:

Cyndi Lauricella - Treasurer

Participating community members in attendance:

Theresa Velez, Bryan Weary, Paul Prescott, Rita Martin, Doug DeGirolamo.

The meeting was called to order by Kathie Miller, at 5:00 pm EST, 4:00 pm Belize Time.

The Proof of Notice of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on November 8, 2021.

• **Review and Approval of Minutes**

Beth Weary motioned to approve the minutes for the November 7, 2021, meeting. Melissa Freedman seconded. Motion passed 4-0.

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

Kathie Miller encouraged owners to watch the [videos](#) describing some of the accomplishments in 2021 and to review the annual newsletter that has been emailed to all owners.

A police report has been filed against Walter Browning for his unauthorized interference of the sale of the brush hog.

• **Treasurer Report: Kathie Miller on behalf of Cyndi Lauricella**

Kathie Miller reported that the bank account balances are as follows:

BMO Canada (in "reserve"): US\$30,038.52

BMO Checking Canada: US\$13,239.51

BMO Harris USA: US\$33,201.77

PayPal: US\$7,728.91

Total, including the small amount in the Atlantic Bank account, US\$84,682.48 as of December 12, 2021.

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 easement to be signed before spending that 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, like the other paved roads in the community.

Rita inquired as to the amount spent on the gardens. Beth responded that her budget is US\$3000 for the year, which was spent on a greenhouse, tools, seeds.

- **Committee Updates**

EAB: Paul Lauricella (Chair, not at meeting), Melissa Freedman, Bryan Weary

Bryan Weary reported that there was one request for Lot #95 to screen in the bodega underneath the house. The EAB advised approval and the Board approved it.

Lot #7 had poured a concrete pad in the road right of way. Owner of Lot #7 has signed a waiver stating that the concrete pad can remain, however, if the Board ever needs to remove the concrete pad, then it will be removed at the expense of the owner of Lot #7.

Lot #114 had installed a culvert in the roadway with stone and mortar without seeking EAB approval. They were asked to remove it and having failed to do so; they are now being fined.

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

Beth Weary reported that currently growing in the garden are corn, carrots, green beans, back beans, radishes, lettuce, habanero peppers, tomatoes, and papayas. Also, there are passion fruit seedlings awaiting transplant. Four new security cameras have been installed in the garden so that the locking faucets can be removed.

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

Bryan Weary reported that there are no new changes.

Discussion

2022 Budget and HOA fees: Kathie Miller reported that the 2022 budget was posted on the website and the HOA fee for 2022 remains unchanged at US\$985. Rita Martin asked why the funds equaled \$US84,000 when last month there was US\$100,000 [*sic, at the November Board meeting the balance was quoted as US\$91,000*]. Kathie said that she did not think that figure was correct and that she would review the situation and respond to Rita via email. Rita also asked for a detailed breakdown of the estimated US\$38,000 that it would cost to pave the steep sections of Howler Hill. Kathie Miller responded that project would not move forward until the easement for the section of Forest Hill Drive that crosses land owned by Belize Mountain Resorts Limited is signed. Bryan Weary explained the estimate is based on the cost per yard of concrete, and that includes the machinery, labor, etc and that costs would be finalized once the project is ready to move forward. Beth Weary motioned to accept the 2022 POA fees of US\$985.00 and to accept the 2022 proposed budget. Marcia Sickelsmith seconded. Motion passed 4-0.

Update On Forest Hill Drive: Kathie Miller reported that the Board is still waiting for Looey Tremblay to sign the easement. Kathie Miller opened a discussion on the prospect of posting a sign at the entrance to warn of the Forest Hill Drive situation. Bryan Weary reported that Cyndi Lauricella had obtained a cost estimate for a coated 3' x 5' galvanized metal sign. The cost is about US\$150, and it would take about one week to manufacture. Paul Prescott spoke in support of this sign purchase. Melissa Freedman motioned to spend US\$150 to purchase the sign. Marcia Sickelsmith seconded. Motion passed 4-0.

Status of the Lookout Tower on Howler Hill: Kathie Miller recapped that a description and pictures of the state of the Lookout Tower had been posted on the website last month. Doug DeGirolamo and Theresa Velez spoke in favor of its removal. Marcia Sickelsmith motioned to demolish the Lookout Tower. Beth Weary seconded. Motion passed 4-0.

Proposed Rules & Regulations change: Beth Weary proposed that lot owners who are delinquent in their assessments or fines should not be allowed access to common areas, including green space and Garden Share. Beth Weary also pointed out that this is a common practice in other HOA's, and proposed that it be voted on at the January 2022 meeting. Theresa Velez and Melissa Freedman spoke in favor of the proposal. Beth Weary said that a Rules & Regulations proposal will be posted on the website so that there will be plenty of time for comments.

Election update: Kathie Miller reported that there were two vacant Board positions and there were two candidates who volunteered to run for these positions: Melissa Freedman and Cyndi Lauricella and both were elected to new terms.

Open discussion: Paul Prescott reported hearing a rumor that the former developer was going to be taking back control of the POA and asked the Board if they had received any notification to that effect. Kathie Miller reported that the Board has not received anything.

- **Adjournment**

Melissa Freedman motioned to adjourn the meeting at 5:54 PM EDT, 4:54 PM Belize Time. Marcia Sickelsmith seconded. Motion passed 4-0.