

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

January 16, 2022.

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

The BIB Property Owners Association, Inc. Board Of Directors held a regular Board Meeting on January 16, 2022, at 05:00 pm EST, 04:00 pm Belize Time, via Zoom online meeting.

Board members in attendance:

Kathie Miller – President

Beth Weary – Vice President

Marcia Sickelsmith – Secretary

Cyndi Lauricella – Treasurer

Participating community members in attendance:

Bryan Weary, Tony & Shelley Spruit, Theresa Velez, Sue Waite, Doug DeGirolamo.

The meeting was called to order by Kathie Miller, at 5:03 pm EST, 4:03 pm Belize Time.

The Proof Of Notice Of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on December 14, 2021.

• Review and Approval of Minutes

Beth Weary motioned to approve the minutes for the December 12, 2021 Annual and Regular Board meetings. Marcia Sickelsmith seconded. Motion passed 4-0. (Melissa Freedman not in attendance).

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

Kathie Miller reported that the sign has been installed at the entrance to BIB notifying everyone about the status of Forest Hill Drive. The sign will be removed once the issue is resolved.

• Treasurer Report: Delivered by Kathie Miller

Kathie Miller reported that the current bank accounts total about US\$81,500. So far, eight lot owners have paid their 2022 POA fees. The month of December only contained normal expenses and expected expense reimbursements. The [FY 2021 Financial Summary Report](#) and the [FY 2022 Budget](#) are available on our website. Please contact the Board with any questions (bibhoaboard@gmail.com).

- **Committee Updates**

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

Bryan Weary reported that no new requests were received since the last meeting.

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

Beth Weary reported that current plantings are being maintained. Also, thanks to a donation of fine mesh fabric by Linda DeGirolamo, the Garden Committee has made socks for the ears of corn to prevent birds from eating the corn.

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

Bryan Weary reported there are no changes.

Discussion

Change Of Officers: Due to unforeseen circumstances, Beth Weary will be swapping positions with Cindy Lauricella: Beth Weary will become Treasurer and Cyndi Lauricella will become the Vice President. Marcia Sickelsmith motioned for Beth Weary to become the Treasurer and Cyndi Lauricella to become the Vice President. Beth Weary Seconded. Motion passed 4-0.

Update On Forest Hill Drive: Kathie Miller reported that there have been no change in the situation. Looey Tremblay has had the deed now for 3 months. The Board has an upcoming meeting with their attorney, at which time they will discuss possible options to pursue for resolution of this situation.

Proposed Change to Rules & Regulations. Kathie Miller read the [proposed change](#) that was posted on the website on the prohibition of those owners not in good standing from the use of community spaces and the receipt of Garden Share. Marcia Sickelsmith motioned for the Rules & Regulations be amended as posted on the website. Beth Weary seconded. Motion passed 4-0. Marcia Sickelsmith motioned that fines for infractions of this rule be set at US\$100 per incident, after an initial warning was given. Beth Weary seconded. Motion passed 4-0.

Possible Credit Bureau Reporting. Kathie Miller discussed that, as another incentive to get delinquent lot owners to pay their past due fees, the Board is researching having Axela Technologies (the collection agency the Board is working with) make reports to the credit bureaus. The Board will first work to obtain the deeds of all the lots to insure the records are correct. Multiple owners spoke in favor of this direction.

Firebreak Permission Forms. Bryan Weary reported that there is no evidence that permission waivers were ever signed by lot owners whose property line coincides with the BIB boundary where firebreaks are maintained. This form will be sent to those 11 affected lots (27, 28, 29, 30, 31, 32, 68, 84, 97, 100, 114). Those lot owners who want

the BIB POA to keep maintaining the firebreak on their property will need to sign and return the forms by February 1, 2022. Otherwise, the BIB POA will stop maintaining those firebreaks.

- **Next Meeting**

The next Regular Meeting of the BIB POA Board will occur on Sunday, February 13, 2022 at 5:00 pm EST, 4:00 pm Belize Time.

- **Adjournment**

Beth Weary motioned to adjourn the meeting at 6:00 PM EDT, 5:00 PM Belize Time. Marcia Sickelsmith seconded. Motion passed 4-0.