

**BIB PROPERTY OWNERS ASSOCIATION, INC.**

**REGULAR BOARD MEETING**

**February 13, 2022.**

*The recording of this meeting is available at <https://youtu.be/8kFModZrdmq>*

The BIB Property Owners Association, Inc. Board Of Directors held a regular Board Meeting on February 13, 2022, at 05:00 pm EST, 04:00 pm Belize Time, via Zoom online meeting.

Board members in attendance:

Kathie Miller – President  
Cyndi Lauricella – Vice President  
Marcia Sickelsmith – Secretary  
Beth Weary – Treasurer  
Melissa Freedman – Member At Large

Participating community members in attendance:

Bryan Weary, Doug DeGirolamo, Sue Waite, Theresa Velez

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 January 27, 2022.

- **Review And Approval Of Minutes**

Marcia Sickelsmith motioned to approve the minutes for the January 16, 2022 Board meetings. Beth Weary seconded. Motion passed 4-0. (Cyndi Lauricella had audio issues).

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

Kathie Miller had nothing to report.

- **Treasurer Report: Delivered by Kathie Miller**

Beth Weary reported that as of the end of January, the current bank accounts total about US\$81,322. Payment plans are available through Axela. More financial information is available in the meeting [folder](#) on the website.

- **Committee Updates**

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

Kathie Miller reported that Paul Lauricella has stepped down as the EAB chair but will remain on the EAB committee. Doug DeGirolamo has volunteered to chair the EAB committee. 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 13 new banana trees were planted and the tomatoes in the greenhouse are doing really well.

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

Bryan Weary reported there are no changes.

### **Discussion**

Waiving Of February 2022 Pas Due Interest Charges: Kathy Miller reported that our Accounts Receivable processor Axela is having issues with their credit card processor for lot owners outside the USA. Kathy Miller also reported that the Board is now allowing payment by PayPal until this issue is resolved. As such, Kathy Miller proposed that the February interest charge for past due 2022 HOA fees be waived. Doug DeGirolamo spoke in favor of the proposal as he has experienced this issue. Marcia, Beth, and Cyndi also spoke in favor of the proposal. Cyndi Lauricella motioned to waive the February 2022 past due interest charges. Marcia Sickelsmith seconded. Motion passed 5-0.

Timeframe For Sending Unpaid Lots To Collections: Kathy Miller reported that last year, owners were given until March 1, 2021 to pay their HOA fees before being sent to collections. Because of the payment processing issues previously mentioned, Kathy Miller proposed extending that deadline to April 1, 2022 this year. Beth, Marcia, and Cyndi also agreed. Sue Waite spoke against the proposal. Beth Weary motioned to send unpaid lots to collections as of April 1, 2022. Marcia Sickelsmith seconded. Motion passed 5-0.

Debris Removal From Lookout: Kathy Miller reported that the debris from the Lookout Tower has been removed from BIB property.

Firebreak Update: Kathy Miller reported that permission forms were sent out to the eleven lot owners whose boundaries coincided with BIB's external boundary and upon which the BIB POA had been maintaining firebreaks. Three lot owners (27, 84, 100) signed and returned the permission forms. Beth Weary reported that the updated fire break [map](#) is available on the website. Beth also reported that she and Paul Lauricella had previously made a fire prevention plan: homeowners should keep yard debris away from buildings, have enough hoses to reach around your buildings, have at least two outside spickets, have fire extinguishers in their home, and that part-time residents

should talk with full-time residents so that people are aware how to access their water and pump, if necessary.

Update On Forest Hill Drive: Kathie Miller reported that Looey Tremblay had sent out an email stating that Looey Tremblay had employed a surveyor. Melissa Freedman reported that this surveyor had cleared her property line, and extended the clearing well onto her property, without any notification. Melissa was also never presented with the Letter Of Authorization, as required by Belize law. Melissa has contacted Looey Tremblay numerous times to try and get this situation rectified, but to no avail so far. Bryan Weary reported that this clearing also extended onto lot 74.

Budget Increase: Kathy Miller reported that the revised 2022 BIB POA [budget](#) had been posted to the website. The legal fees amount was increased for any potential litigation expenses which may possibly occur. Beth Weary noted that the QuickBooks budget has also increased by US\$45, due to a recent increase in its cost. Marcia Sickelsmith motioned to accept the revised 2022 BIB POA Budget. Melissa Freedman seconded. Motion passed 5-0.

- **Next Meeting**

The next Regular Meeting of the BIB POA Board will occur on Sunday, April 10, 2022 at 5:00 pm EDT, 3:00 pm Belize Time.

- **Adjournment**

Beth Weary motioned to adjourn the meeting at 5:42 PM EST, 4:42 PM Belize Time. Marcia Sickelsmith seconded. Motion passed 5-0.