

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

April 10, 2022.

*The recording of this meeting is available at
https://www.youtube.com/watch?v=yVB_EBbMb0E*

The BIB Property Owners Association, Inc. Board Of Directors held a regular Board Meeting on April 10, 2022, at 05:00 pm EDT, 03:00 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, Sue Waite, Georgette Mink, Paul Prescott

The meeting was called to order by Kathie Miller, at 5:00 pm EDT, 3:00 pm Belize Time.

The Proof Of Notice Of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on March 21, 2022.

• **Review And Approval Of Minutes**

Cyndi Lauricella motioned to approve the minutes for the February 13, 2022 Board meetings. Beth Weary seconded. Motion passed 5-0.

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

Kathie Miller reported that she enjoyed her past visit to the community and was impressed with the progress. She also relayed communications shared by Miriam Martinez regarding river access from Looey Tremblay and Walter Browning.

• **Treasurer Report: Delivered by Beth Weary**

Beth Weary reported that the current bank accounts total about US\$84,711.53, including the US\$30,000 held in reserve. On the bibhoa.com website, financial reports for February and March are available under today's meeting folder. Ann McGregor has cashed out and closed the Atlantic Bank account and the cash was used to pay the property maintenance workers' regular payroll. Kathie Miller reported that so far, 33 lots

have paid their HOA fees in full or have a small credit and there are 4 lots that owe less than US\$50.

- **Committee Updates**

EAB: Doug DeGirolamo (chair, not present), Paul Lauricella, Melissa Freedman, Bryan Weary

Bryan Weary reported that no new requests were received over the past two months. Melissa Freedman concurred, noting that there is one new violation that is currently being investigated.

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

Beth Weary reported that a new [video](#) update is available, and that the BIB POA Facebook [page](#) provides regular updates and shows what is currently being harvested.

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

Bryan Weary reported that now that it is dry season, no grading needs to be performed. Forest Hill Drive is still in horrible condition, but that is a separate issue.

Discussion

Fire Protection: Kathie Miller Reported an email was sent around January 17 to those 11 lot owners whose boundaries coincide with BIB's external boundary, where the BIB POA had been maintaining the firebreaks. These emails contained permission forms for the BIB POA to continue to maintain those firebreaks. So far, only 3 owners sent back the completed permission forms. Kathie Miller has volunteered to resend reminders to those eight lot owners.

Forest Hill Drive: Kathie Miller reported that we still have not received any communication from Looney Tremblay regarding the easement, which was sent to him in October, 2021.

Rules & Regulations Update: Kathie Miller read the proposed section 5.3.4 as [posted](#) on the website. Marcia Sickelsmith motioned to reduce assessed fines by 50% upon compliance by the owner. Beth Weary seconded. Motion passed 5-0. Kathie Miller read section 6.1 as [posted](#) on the website. Cyndi Lauricella proposed that section 6.1 be adopted as read. Melissa Freedman seconded. Motion passed 5-0. Kathie Miller read section 6.2 as [posted](#) on the website. Georgette Mink asked (via chat) why can't anyone going into town pick up the documents and whether Board members are allowed to receive compensation, which is prohibited in the Bylaws. Paul Prescott clarified that being reimbursed for an expense is not receiving compensation. Furthermore, the person who drove their vehicle into town to pick up the printouts would receive the IRS mileage allotment, the print shop would receive the cost of the printouts, and the

US\$20/hour fee would go to the Board. It would need to be a Board designated person because all those incurred fees would need to be paid before the documents would be turned over to the requestor. Georgette Mink responded (via chat) that according to Article 6 of the [Bylaws](#), Directors cannot receive compensation. Paul Prescott reiterated that being reimbursed for expenses is not receiving compensation, similar to how Beth Weary is reimbursed for garden expenses. Beth Weary motioned to add section 6.2 to the Rules & Regulations as read. Melissa Freedman seconded. Motion passed 5-0.

Attorney Funds For Deed Searches: Kathie Miller noted that when the BIB POA became owner controlled, deeds for all the lots were not provided by the developer. The Board has discovered instances where the titled owners differed from the records provided by the developer. Therefore, there is a need to get copies of all the deeds at BIB. Georgette Mink (via chat) asked why can't the lot owners provide a copy of their deed, therefore saving money. Bryan Weary responded that it is likely that only a few people would send their deeds, and those deeds would still need to be verified by what is at the Lands Department. Melissa Freedman suggested that going forward, there should be a requirement that upon any BIB lot transfer, a copy of the deed should be provided to the BIB POA Board. Beth Weary suggested that this could be handled in the Rules & Regulations. Beth Weary motioned that our attorney obtains all current deeds at BIB with a budget of US\$15,000. Cyndi Lauricella seconded the motion. Motion passed 5-0.

BIB POA Bank Accounts. Beth Weary suggested that the money held in reserve be moved from the Bank Of Montreal account to the BMO-Harris (Chicago) account and that the bulk of the funds be kept at BMO-Harris. Cyndi Lauricella added that this is important because currently there is only one signatory on the Canadian accounts, whereas the BMO-Harris account has multiple signatories. Kathie Miller reported that she is working on adding more signatories to the Canadian accounts and that she will move the reserve funds into the BMO-Harris account.

- **Next Meeting**

The next Regular Meeting of the BIB POA Board will occur on Sunday, May 15, 2022, at 5:00 pm EDT, 3:00 pm Belize Time.

- **Adjournment**

Cyndi Lauricella motioned to adjourn the meeting at 6:13 PM EST, 4:13 PM Belize Time. Beth Weary seconded. Motion passed 5-0.