

## **BIB PROPERTY OWNERS ASSOCIATION, INC.**

### **REGULAR BOARD MEETING**

**April 23, 2023**

*The recording of this meeting is available at <https://youtu.be/czP1zTyIFmU>*

The BIB Property Owners Association, Inc. Board Of Directors held a Regular Board meeting on April 23, 2023, at 5:00 pm EDT, 3:00 pm Belize Time, via Zoom online meeting.

#### **Board members in attendance:**

Kathie Miller – President / Treasurer

Melissa Freedman – Secretary

Doug DeGirolamo – Member At Large

#### **Participating community members in attendance:**

Kenneth Trapp, Walter Browning, Paul Prescott.

The meeting was called to order by Kathie Miller, at 5:02 pm EST, 4:02 pm Belize Time.

The Proof Of Notice Of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on April 5, 2023.

#### **• Review And Approval Of Minutes**

Doug DeGirolamo motioned to approve the minutes for the January 22, 2023 Board meetings. Melissa Feedman seconded. Motion passed 3-0.

#### **• Treasury Report**

Kathie Miller reported that so far, 21 lots have paid their HOA fees this year, plus 2 lots that have made partial payments, and 2 lots with pending payments. We are on budget.

#### **• EAB Committee Update**

Kathie Miller announced that currently Doug DeGirolamo is the chair of the EAB and Melissa Feedman is a member. Kathie Miller asked for a volunteer to fill the seat recently vacated by Bryan Weary. Kenneth Trap volunteered to join the EAB. Walter Browning asked for the “proof of licensing” [sic] to act as the EAB. Kathie Miller responded that it is in the governing documents of the BIB POA. Mr. Browning then demanded that “information on file as to who is responsible for the approval of development in the community”. Kathie Miller responded that the BIB POA Board is responsible. Mr. Browning demanded it in writing along with “financial accountability”, “management accountability” “in writing” with “professional backup”. Melissa Feedman suggested that this matter should be handled through our attorneys and that all this information is freely available on the BIB POA Board's [website](#). Mr. Browning continued to accuse that the BIB POA Board is “misleading the community” and that “any further

discussion is now putting [the BIB POA Board] in legal jeopardy.” Mr. Browning continued to interrupt speakers and continued to try to talk over other speakers. Kathie Miller muted Mr. Browning for his continued disruptions, and noted that like all lot owners, Mr. Browning can send an email requesting information to the BIB POA Board.

- **Garden Committee Update**

Committee Chair Cyndi Lauricella was not present at the meeting, therefore there was no update.

- **Roads & Maintenance Committee Update**

The Roads & Maintenance Committee is currently vacant, but Kathie Miller and Doug DeGirolamo both volunteered to join it. Our Maintenance worker Caesar Martinez has resigned from working at BIB. Nacho Rivera and his son Darwin will be hired as replacements, with each working 20 hours/week. Therefore, the total hours worked will not change.

Mr. Browning requested to speak, was unmuted, but continued with the same off-topic rant he had previously engaged in. Kathie Miller muted him again.

- **High Court Case Update**

For an update, Paul Prescott said that we are waiting for the scheduling from the court, which should happen in May. Mr. Browning then said that, “It will not be in May... there has to be mediation, legal mediation, not side deals like [the BIB POA Board’s] lawyers have been trying to do.” Melissa Freedman suggested that if the Court requires mediation, then that’s what will happen. Mr. Browning further claimed that “the only way the [High] Court in Belize works is through legal mediation” and that the BIB POA Board’s lawyers “tried to do a side deal” and that he has a recording of such.

- **Adjournment**

Based on the repeated interruptions of Mr. Browning and his refusal to follow proper order, Kathie asked for a motion to adjourn the meeting. Melissa Freedman motioned to adjourn the meeting with Doug DeGirolamo seconding. Motion passed 3-0. Meeting adjourned at 5:18 PM EST, 4:18 PM Belize Time.