

**BIB PROPERTY OWNERS ASSOCIATION, INC.**

**ANNUAL BOARD MEETING**

**December 11, 2022**

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

The BIB Property Owners Association, Inc. Board Of Directors held the Annual Board Meeting followed by a Regular Board meeting on December 11, 2022, at 5:00 pm EST, 4:00 pm Belize Time, via Zoom online meeting.

Board members in attendance:

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

Participating community members in attendance:

Bryan Weary, Tony & Shelley Spruit, Paul Prescott, Sue Waite.

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 November 27, 2022.

• **Review And Approval Of Minutes**

Cyndi Lauricella motioned to approve the minutes for the June 26, 2022 Board meeting. Melissa Freedman seconded. Motion passed 4-0.

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

Kathie Miller reported that despite the tumultuous year, which included harassment, thefts, and vandalism in the community, the gardens, green spaces, and roads have continued to remain in good shape.

• **Treasurer Report: Beth Weary**

Beth Weary reported that as of the end of November, the current bank accounts balance is US\$33,652.

• **Committee Updates**

**EAB:** Doug DeGirolamo (chair), Melissa Freedman, Bryan Weary.

Kathie Miller reported that the only item is the new construction underway on Lot 96, that has commenced without EAB approval and that non-disturbance area restrictions are being ignored. The owner (BIB Ltd) has been contacted but has not responded.

**Gardens:** Cyndi Lauricella (Chair), Beth Weary, Bryan Weary, Kathie Miller reported that Cyndi Lauricella has volunteered to take over the Gardens Committee. Cyndi Lauricella reported that due to recent heavy rains, recent vegetable plantings have not been productive. They are trying to get vegetables started first in the green house. Upcoming harvests should include coconut and papaya.

**Roads & Maintenance:** Bryan Weary (Chair), Beth Weary  
Bryan Weary reported that everything is continuing to be well maintained and that we now have just one Maintenance worker, which should be sufficient to maintain the community. If needed, a part-time worker can be brought in once or twice a month for safety purposes when the steep fire breaks are being worked on.

- **Discussion**

Kathie Miller reported that as she was the only person who had submitted her name for the two Board positions up for election, she had been re-elected to the BIB POA Board. Marcia Sickelsmith did not run for re-election, therefore the Board will function with four Board members.

Kathie Miller also reported that the 2023 proposed budget had been posted on the website. It calls for the 2023 community maintenance fee to remain at US\$985 for the year. Melissa Freedman motioned to accept the 2023 BIB POA Budget as presented and to set the 2023 annual fee at US\$985. Beth Weary seconded. Motion passed 4-0.

Kathie Miller reported that Axela Technologies will no longer function to collect HOA fees for the BIB POA next year. The BIB POA Board will send out bills for the 2023 HOA fees in early January.

Kathie Miller reported that the expansive claim against BIB Ltd and the entity that Walter Browning had formed (BIB Homeowners Association) has been filed in the Supreme Court and served to the defendants. The BIB POA Board will continue to provide email updates as the case proceeds. The claim text is available on the [website](#).

- **Adjournment**

Beth Weary motioned to adjourn the meeting at 5:21 PM EDT, 4:21 PM Belize Time. Melissa Freedman seconded. Motion passed 4-0.