

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

October 29, 2023

The BIB Property Owners Association, Inc. Board of Directors held a Regular Board meeting on October 29, 2023, at 5:04 pm EDT, 3:04 pm Belize Time, via Zoom online meeting.

Board members in attendance:

Kathie Miller – President / Treasurer

Cyndi Lauricella – Vice President

Melissa Freedman – Secretary

Doug DeGirolamo – Member At Large

The meeting was called to order by Kathie Miller, at 5:04 pm EDT, 3:04 pm Belize Time.

The Proof of Notice of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on October 12, 2023.

- **Review And Approval of Minutes**

Melissa Freedman motioned to approve the minutes for the June 25, 2023, Board meeting. Doug DeGirolamo seconded. Motion passed 4-0.

- **Treasury Report**

Kathie Miller reported that we continue to have some funds trickling in and that the BIB POA is in a good position to meet all our financial obligations for the rest of the year.

- **EAB Committee Update**

Committee Chair Doug DeGirolamo reported that there have recently been two requests to have trees cut down because they were blocking solar panels. The EAB committee investigated and recommended that permission be given to cut down these trees. As per the CCRs (section 4.3.6), these owners will have to plant 5 trees in compensation.

- **Garden Committee Update**

Committee Chair Cyndi Lauricella reported that due to the recent taking of the maintenance workers' equipment, the upper milpa has become overgrown with weeds. The sink in the upper Milpa is almost covered. Due to the potential for snakes, owners are advised to be very careful if entering the upper Milpa.

- **Roads & Maintenance Committee Update**

Committee Chair Cyndi Lauricella reported that the roads are currently passable; however, the roadway edges are now extremely overgrown due to the lack of maintenance work being done. Again, owners are advised to use caution if walking along the roadways. The road gutters and culverts are filling up with sand and debris due to the lack of maintenance. Also, there are numerous tree limbs that are down or hanging low across the roads.

- **Discussion**

Kathie Miller opened a discussion of the potential sale of unused assets. Numerous people spoke in favor and against the sale of unused assets. Due to time constraints this matter was tabled for another meeting.

Kathie Miller reported that the Board election is upcoming. The proposed dates are as follows:

November 12, 2023: "Good standing" cut-off. Last day to pay past due HOA fees to be eligible to vote and/or run in the election, as per the BIB POA Bylaws.

November 19, 2023: Nomination deadline. Potential candidates must email the BIB POA Board their intent to run along with a short bio, and copies of the first page of their deed, and their passport photo page.

November 26, 2023: Voting begins.

December 2, 2023: Voting ends.

Currently, the Board terms are as follows:

Kathie Miller- term ends in 2025.

Cyndi Lauricella- term ends in 2024.

Doug DeGirolamo- term ends in 2023.

Melissa Freedman- terms ends in 2024.

Doug DeGirolamo motioned to accept the election dates as specified. Cyndi Lauricella seconded the motion. Motion passed 4-0.

Paul Prescott provided an update on the court case. He reported that there recently was a hearing for the Interim Injunction that the BIB POA applied for against BIB Ltd / BIB HOA. This injunction had been applied for after all the BIB POA's buildings were broken into, and the maintenance workers' equipment and the safety supplies were taken and locked in the Bean Bale House by Walter Browning and his accomplices. The lock was controlled by Walter Browning's personal security guard. The Injunction was requested to get this equipment returned to the BIB POA and to stop BIB Ltd / BIB HOA from harassing the BIB POA's maintenance workers. Mr. Browning had previously told the maintenance workers that if they worked for the BIB POA, that they would be arrested for trespassing. The goal of the injunction is to return the BIB community to the "status quo" when the case was originally filed. A decision is expected shortly.

- **Adjournment**

Cyndi Lauricella motioned to adjourn the meeting. Melissa freedman seconded the motion. Motion passed 4-0. Meeting adjourned at 5:27 PM EDT, 3:27 PM Belize Time.