

BIB PROPERTY OWNERS ASSOCIATION, INC.

REGULAR BOARD MEETING

November 27, 2023

The BIB Property Owners Association, Inc. Board of Directors held a Regular Board meeting on November 27, 2023, at 5:00 pm EST, 4:00pm 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 5:00 pm EST, 4:00 pm Belize Time.

The Proof of Notice of Meeting was posted on the BIB website (bibhoa.com) and sent out by email on November 13, 2023.

- **Review And Approval of Minutes**

Doug DeGirolamo motioned to approve the minutes for the October 29, 2023 Board meeting. Cyndi Lauricella seconded. Motion passed 4-0.

- **Treasury Report**

Kathie Miller reported that two lots had recently paid their HOA fees, and that the BIB POA's finances are in a good position for the rest of the year.

- **EAB Committee Update**

Committee Chair Doug DeGirolamo reported that the trees that had previously been approved for removal have been taken down and that replacement trees are being planted.

- **Garden Committee Update**

Committee Chair Cyndi Lauricella reported that the property maintenance workers should be back to work on Monday, December 4. They will start with cleaning the culverts and clearing the firebreaks, then work on the roads, and then finally clean up the gardens. Also, the buildings will be treated for termites. Once the workers are back, we will go through our inventory to verify that nothing is missing.

- **Roads & Maintenance Committee Update**

Committee Chair Cyndi Lauricella reported that the roads are currently in decent shape. There have been some downed trees that have been cleaned up.

- **Discussion**

Kathie Miller re-opened the discussion on the potential sale of unused assets, particularly the tractor. Cyndi Lauricella reported that Joe Martinez has offered to buy the tractor for either BZ\$23,000 as is, or for BZ\$20,000 now and then another BZ\$5,000 at the end of next year, depending on what needs to be fixed on the tractor. Also, Joe Martinez would be willing to use his tractor at BIB for a minimum charge of BZ\$100 per hour, depending on current fuel prices. Multiple people spoke in favor of selling the tractor since it is not currently being used and since

there is no one at BIB qualified to operate the tractor. Also, everyone who spoke preferred the first offer of BZ\$23,000. No one spoke in opposition of selling the tractor. Cyndi Lauricella motioned to sell the tractor to Joe Martinez for the cash offer of BZ\$23,000. Doug DeGirolamo seconded the motion. Motion passed 4-0.

Kathie Miller reported that a lot owner had requested that the election dates be modified. The Interim Injunction was granted after the “good standing cutoff” for the upcoming election. Some owners had been waiting for an indication of how the case was proceeding before paying their HOA fees and are now willing to pay their HOA fees. They would also like to participate in the upcoming election. Therefore, the proposed new election dates are as follows:

November 30, 2023, 7 PM Belize Time: “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 30, 2023, 7 PM Belize Time: 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.

December 4, 2023, 12:01 AM Belize Time: Voting begins.

December 8, 2023, 11:59 PM Belize Time: Voting ends.

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

- **Adjournment**

Doug DeGirolamo motioned to adjourn the meeting. Cyndi Lauricella seconded the motion. Motion passed 4-0. Meeting adjourned at 5:17 PM EST, 4:17 PM Belize Time.