

Minutes
Mayan Seaside Property Owners Association
Board of Directors Meeting
April 13, 2017

Date: April 13, 2017
Time: 9:00 a.m.
Location: 92 Seaview Dr., Mayan Seaside, Corozal District, BZ.
Board Members: Chris Collins, Chairman, Art Higgins, Vice-Chairman,
Carol Livermore, Secretary/Treasurer, Sharon Bugnand,
David Lawson (John Scappaticci & John Bailey absent)
There were 10 Owners in attendance

Introductory Remarks:

Chairman: The Chairman opened the meeting with our mission statement: "To Create a Culture of Kindness and Respect Within Our Community and With Nature, That Builds a Safe and Sustainable Environment"

Questions & Answer Session (10 min.)

Question: Request from an Owner to have additional Q&A following the close of the meeting.

Answer: Chairman agreed

Question: Suggestion that all Owners be made aware that there is a community postal box. P.O. Box 366, Corozal, Belize CA

Answer: To be included in Welcome package

Question: Query as to whether MSPOA has any influence with the Corozal Town Board with respect to the dump on the Consejo Rd.

Answer: That dump has been officially closed although some still use it.

Following the open discussion the Board moved into a working session where attendees are invited to stay and observe but not participate.

Officers Reports:

Chairman: The minutes of Mar.21, 2017 stand approved as distributed.

Treasurer: Q1 Financial Update (attached)

Committee Chair Reports:

Facilities Committee: Q1 Update (attached)

Grounds Committee: Q1 Update (attached)

MSAC Committee: Q1 Update (attached)

Welcome Committee: Q1 Update (attached)

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Old Business:

Drainage Survey: John Schofield recently did some survey work in the development.
Action: C.C. to contact J. S. for specifics before moving forward with survey
Status: C.C. contacted J.S. and awaiting a reply

Common Area Property(CAP):

What is our responsibility as a Board to maintain common area property for all members?

Action: J.S. presented draft guidelines for use of common areas Board members to send C.L. their input for compilation within a week.
Status: Chair reminded board members to forward their input/feedback to C.L as soon as possible.

Policies and Procedures:

Membership Notification:

Development of official website for MSPOA

Action: D.L. to draft a proposal for a website for Board discussion
Status: On-going

Policy Development Project:

Policies including H.R., Budget Process, Approvals, Cash Flow Projections, Grievances, etc. are currently being developed. Existing policies and standard practices are under review/revision. Expected completion end of Q4.

Action: D.L. & C.L. to draft guidelines detailing Committee accountability to the Board and to draft guidelines for requests for proposals (Bids).
Status: In process

Speed Bumps:

Speed bumps are under consideration as a traffic calming measure.

Action: All Owners who live near speed bumps to be consulted, also Ray Wagner.
Status: Pending
Action: Speed bump of nautical 2" nautical rope proposed; cost to be determined.
Status: In process
Action: Alternate traffic calming measures were suggested
Status: Under consideration

Accidents:

A concern has been raised regarding drinking and driving in our community and what our responsibility and/or liability is, should there be an accident. Chairman reminded everyone that Owners are responsible/liable for their guests.

Action: D.L. requested quote from Atlantic Insurance; will secure competitive quotes from RF&G and others.

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Status: Open

Neighbourhood Watch:

Consejo Neighbourhood Watch recently disbanded. What can we do in our community to fill the gap?

Action: C.C. to contact follow up with Owner who was on the defunct NW Board to see if there are plans to start a Mayan Seaside Neighbourhood Watch and if so, how can the Board be of assistance.

Status: C.C. emailed J.J. Will follow up asking for suggestions re: Neighbourhood Watch for Mayan Seaside, Wagner's Landing and Buccaneer Bay

New Business:

Alignment of Fiscal year with Calendar year:

Our annual budget is based on the calendar year; our fiscal year begins March 1st. Aligning fiscal year with calendar year will facilitate the budgeting process. Also, the auditor's report for the AGM will be based on the previous calendar year as are all other reports.

Action: Treasurer recommended aligning fiscal year with calendar year.

Motion: D.L. "I move that we align the fiscal year with the calendar year."

Second: S.B.

Approved: Unanimously

General Discussion:

A brief discussion was held on how property taxes are paid. Currently MSPOA collects property taxes from owners for the developer and he pays them on their behalf.

Motion: D.L. "I move that the meeting be adjourned."

Second: A.H.

Approved: Unanimously

Calendar: The next meeting will be held at 96 Seaview Dr. at 9:00 a.m. on Oct. 3, 2017

Adjournment: 10:20 a.m

General discussion after adjournment:

- Speed bumps and other traffic calming measures
- Liability with respect to employees
- non-compliance with MSAC requirements

Carol Livermore

Secretary/Treasurer

Mayan Seaside Property Owners Association