

MSPOA Board Meeting Minutes

DATE:	March 28, 2020 11:00 am			
LOCATION:	Conference Call			
ATTENDEES:	Marvin Horton, Chairman John Scappaticci, Vice Chairman Kristine Arnason, Secretary/Treasurer	X X X	Patrick Ehnes, Member-at-large Doug Bellamy, Member-at-large	X X

I. Opening of meeting by Chairman:

- Call to order by Marv Horton at 11:04 am
- Marv asked Secretary to verify quorum- Kristine Arnason confirmed we have quorum
- Marv read out mission statement

II. Executive Reports:

- Treasurer Report- January and February monthly financial reports were distributed earlier in March. Current balance of \$139,022.67 BZ. March quarterly report will be completed in April and distributed thereafter.

III. Committee Reports:

- Not requested at this time

IV. Outstanding Business:

- MSPOA lease with RPL
01/31/29- Lease is legal binding contract, but since it is over 2-year term they must be registered with land titles (each parcel separately) That is almost complete.
03/28/20- Still in process, no further update at this time.
- Address health concerns due to standing water on certain property owner lots
01/31/20- Owner trip was delayed in December, waiting for update
03/28/20- No update at this time
- MSAC Committee Changes Required
03/28/20- A review and refresh of documentation/forms to be scheduled for a later date.
- Pier Repairs
03/14/20- Project for pier repairs commenced
03/28/20- Contract reviewed, a motion was made by PE to, "Make changes to the scope of work wording to ensure clarity around the refurbish of the wood structures, and not the replacement." Seconded by DB, motion carried: PE, DB, KA, MH, JS.
A motion was made by PE to, "Proceed to award the contract of pier renovation to Johan Weibe once confirmed with lawyer that it is a legal binding contract in the country of Belize. The value of the contract is \$28,250 and I ask the board to approve this expenditure." Seconded by JS, motion carried: PE, DB, KA, MH, JS.

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5. Delinquent Owner Fees

03/14/20- For 2020 – 19 lots - \$12,956 2019 fees – 2 lots \$1,576 for a total of \$14,532.

03/28/20- Reminders sent out March 16. Late fees are accruing. A few payments came in, the 2019 fees have been paid, for the 2020 year there are still 15 lots outstanding for a total of \$9,304

6. Action Plan for next Quarter

03/14/20- Quarterly financials to be sent out via email in April for January 1 to March 31; Pier repair project ongoing; Schedule cleaning ditches prior to rainy season; Grounds work- schedule volunteer work day to work on planter bed rejuvenation; Mayan Ruins- use existing marrow and other material (old rock etc.) on site to fill in holes as per Department of Archeology recommendation. Will canvas owners to donate any unused materials towards this task.

03/28/20- Grounds keeper has already started working on ditches, this has now become an ongoing task. Grounds volunteer work cancelled due to government restrictions due to Covid-19; Mayan Ruins- fill has been donated by one community member, work to be started in early April

V. New business:

- None

VI. Questions from Community Members:

Q: Now that the lease is registered, when will the BOD start discussion on land transfer and assessment?

A: As noted in the meeting minutes of 01/31/29- we spoke with lawyer who advised we cannot proceed with any transfers until lease certificates are back in our possession after completed at land department. Lawyer advised a private evaluation of land is pointless as the current government is re-assessing purchases and charging extraordinary stamp taxes. Our lawyer is representing many clients that are disputing reassessed values. **The lease certificates have not yet been received back, therefore no action will be taken at this time.**

VII. Adjournment of meeting by Chairman:

- **Motion** made by Kristine Arnason, seconded by Doug Bellamy to “**Adjourn the meeting at 12:25 pm**”.
Motion carried: PE, KA, MH, DB, JS