

## MSPOA Board Meeting Minutes

DATE:	March 15, 2019 at 9:000 am		
LOCATION:	Sunrise Beach, Mayan Seaside, Corozal District, BZ		
INVITEES:	Kenneth Schmeltzer, Chairman Patrick Ehnes, Secretary Kristine Arnason, Treasurer Art Higgins, Member-at-large	X X X X	Marvin Horton, Vice Chairman David Lawson, Member-at-large Doug Bellamy, Member-at-large Mayan Seaside Community Members <i>Legend: X= Present A= Absent</i>
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I. Opening of meeting by Chairman:

- Call to order- KS called the meeting to order at 9:00 am
- Verify quorum- KS confirmed with secretary that we had quorum
- Opening remarks- KS read out MSPOA mission statement
- Approval – KS made a **motion**, seconded by PE to: “**Approve the minutes of the February 28, 2019 as distributed.**” Motion carried: 6 out of 7 (Opposed: KA)

II. Executive reports:

Treasurer (KA):

- All but 6 lot and lot clearing fees have been collected for a total of \$60,474 BZ. Do not anticipate non-collection of the remaining 6 lots.  
DL: Asked, what the 6 lots equated to. (KA: \$5,228)  
DL: Asked, status on signing authorities and if there will be any issue. (KA: Yes, this is a board priority)  
DL: Asked, plan for petty cash. (KA: working a way to limit the amount of petty cash held on site for safety reasons)  
KA: Advised, researching efficient methods for online banking and filing/payment to the Social Security Board.

III. Committee reports:

Acting Chairman of Facilities/Grounds/MSAC (KS):

- Brief summary on 3 year rolling plan, approved projects started will be finished (seawall repair, pier cross member supports, boat ramp, sanding/painting picnic tables, pad under the palapas) Researching purchase of propane style BBQ on wheels (2019 approved budget), pergola needs to be re-stained. Mentioned the plan item for kayak storage by the water. Extended thanks to the guys and gals that have already volunteered so much of their time to get a lot of this work done in such a short time.

**Motion** made by KS, seconded by KA: “**I move that secure kayak storage be constructed near the boat ramp. Volunteers to supply labor and most of the material, estimate cost to MSPOA of around \$70-90 BZ**”.

Motion carried: 6 out of 7 (Opposed: DL)

KA: Noted, in 2018 approx. \$1,200 was spent in addition to grounds payroll to sand, paint, repair items. Reported that in less than 3 full days the volunteers saved this community almost \$1,000 doing the work themselves.

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DL: Clarified the work is nearly complete on the seawall with the last section towards Nick's property requiring an additional two loads of rocks (10 approved, only 7 used to date). As a courtesy AH contacted Nick to advise him of the work planned to be done, Nick was fine with it. Raymundo's cost to complete the work is \$700 which is well within the estimated budget.

**Motion** made by DL, seconded by PE: ***"That the board approve the expenditure to purchase the rock and have Raymundo complete the wall."***

Motion carried: Unanimously. **Action Item:** DL to schedule the work to be completed.

KA: Noted, contract with Chris Loza includes 4 dates per year. Asked, dates and what roads were completed, and for any schedule used by grounds to ensure work is completed. (DL: unsure which roads where done when, but believes the work was completed.)

KS: Asked about MSAC rules, what do we do when community members do not comply? (DL: MSPOA by-laws and covenants include ability to levy an assessment, that's always a last resort)

## IV. Outstanding business:

### 1. MSPOA land transfer from RPL

- AH: Progress has been made in obtaining the required documentation for submission with the new applications to transfer the 5 major common area parcels from RPL to MSPOA. All but the MSPOA certified list of current directors, which MSPOA secretary has requested from the Belize Company Registrar, should be available by about March 20. The list of current directors should take about three weeks, then the property transfer procedure can start which may take up to six months to complete. Once completed MSPOA will have land certificates for 96% of the common area property. The remaining 4% common area property will be transferred once these smaller parcels have been subdivided from larger parcels. The subdivision process is in progress; subject land has been surveyed, surveyor cement pillars are in place and all surveyor paperwork requesting this official subdivision has been sent to the Belize Lands Department.

### 2. MSPOA lease with RPL

- DL: The board has authorized Carol Livermore, Doug Bellamy and David Lawson to work with MSPOA attorney, Yolanda Centeno of Wrobel Attorneys at Law, Belize City to continue the necessary work to consummate a 99-year lease for the common area. MSPOA reviewed recent RPL lease feedback, added MSPOA comments and forwarded same for legal review. The majority issues are regarding stamp tax payment and the rights and privileges accruing to the MSPOA under the provisions of the lease.

**Motion** made by DL, seconded by KS: ***"I move that no commitment be made by any board member or group of board members regarding a land transfer and/or lease until the full board reviews and approves such action. A community vote may be necessary."***

Motion carried: Unanimously.

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## V. New business:

### 1. Update on community top 5 priorities

- KA: noted all responses have been recorded and distributed to board. The process used was to record all community member comments verbatim, then create a summary page listing the most common items/areas brought forth in a generic manner, such as the lease and land transfer, committees, financial etc. The complete results will be discussed during the April 3 board meeting.

### 2. Selection of Chairpersons for committees

- KS: Only two submissions for Grounds, vote conducted, Barry Fitzgerald appointed as Chair of Grounds Committee.

## VI. Adjournment of meeting by Chairman:

- **Motion** made by KS, seconded by KA: "***I move the meeting be adjourned.***"  
Motion carried: Unanimously.

Meeting was adjourned at 10:05 and next open board meeting to be held April 3, 2019 9:30 am at Smugglers Den

## General discussions following adjournment

### Community Q&A:

Ken Schmeltzer discovered and apologized for the error of not mentioning the Welcome and MSAC committees during the board meeting. Please welcome Alicia DeCent, acclaimed Chair of Welcome Committee and Bob Bugnard, acclaimed Chair of MSAC Committee to their new roles.

***Note: As the majority of the questions and discussions during this period were regarding lease and land transfer topics, we have opted not to include them. This is not by any means an attempt to withhold information from the community. We acknowledge and agree this is an important issue for all community members and your 2019 board of directors commits to the sharing of information as it is appropriate to do so.***

***Thank you for your patience and understanding.***

***Sincerely, MSPOA Board of Directors***