

MSPOA Board Meeting Minutes

DATE:	March 25, 2022 10:00AM			
LOCATION:	MSPOA Maintenance Building, Mayan Seaside, Consejo, Corozal District			
ATTENDEES:	John Scappaticci, Chairman	X	Doug Bellamy, Member-at-large	X
	Susan Glaze, Secretary	X	Greg McCarthy, Member-at-large	A
	Kristine Arnason, Treasurer	X	10 Community Members participated	

I. Opening of meeting by Chairman:

- Call to order by John Scappaticci at 10:01 am
- John asked Secretary to verify quorum- Susan Glaze confirmed we have quorum
- Opening remarks/mission statement read by John Scappaticci
- Approval of March 11th, 2022 Board Meeting Minutes as distributed: **Motion made by Kristine Arnason, seconded by Susan Glaze to: “Approve the minutes of the March 11th, 2022 meeting as distributed.” Motion carried: JS, SG, KA, DB**

II. Executive reports:

- Treasurer Report: We’ve received several donations over the past few weeks and want to thank everyone who has generously donated either monetarily or by volunteering their time to our ongoing projects. A breakdown of the donations received will be included in the monthly financial report. We also received two new picnic tables that were donated so thank you as well for those.
- Facilities Report: N/A
- Grounds Report: N/A

III. Committee reports: There are no committee reports at this time.

IV. Outstanding business:

1. Grounds/Common Areas and Projects: It is quite impossible to have a well-kept property with continuous improvement without either paying for it (outsourcing) or more owners getting actively involved and/or offering donations. As per our lease agreement we need to start putting more money into maintaining what we currently have, and to freshen up some areas (e.g. front entrance- this is the first impression of Mayan Seaside, the signage needs to be improved, flowers/plants etc. Either way, the board needs to clearly define the expectations to the volunteers and workers so routine maintenance gets completed, and any problems/issues get addressed.
 - a. Central Park Refurbishment Project:

03/04/22 –Doug, Greg and Susan to walk the grounds to determine which areas need to be addressed. Doug and Greg to put together a “Spruce Up the Space” project plan. Volunteers will be called upon to assist with these projects either by donating your time, the time of one of your workers, or a monetary donation to offset costs.

03/11/22 –Doug, Greg and Ed walked through Central Park to discuss what can be done to improve the space (see attached report). Greg and Flacco to begin next week tagging the damaged trees to be removed.

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03/25/22 – John thanked Greg and all the volunteers who donated their time to assist with the first phase of this project. Kristine also thanked the volunteers who by donating their time and resources saved the MSPOA approximately \$1,000 in labor and hauling costs. Working closely with Flacco over a 3 day period, we removed 35 truckloads of trees and limbs significantly increasing the natural light that comes into the park. Moving forward to the next phase we will install a water source closer to the gazebo and then will consult with Ed and Flacco on recommended plants for the area. Thank you to Bob and Martha who have offered to donate plants.

b. Ongoing Grounds Maintenance:

03/04/22 -Greg and Susan to meet with Flacco to get his valuable feedback on where we can improve the ongoing maintenance and upkeep of the grounds.

03/11/22 –Flacco expressed concern that he is unable to freely maintain the grounds at his discretion. He has a vast knowledge of the flora in this region. He is a valuable part of this community and we need to appreciate and respect his input. We plan to work closely with Flacco in identifying areas that can be improved upon. As always, we encourage feedback from the community.

Suggestions/Ideas can be emailed or discussed privately with any board member.

03/25/22 –We continue to communicate with Flacco on ways to improve the ongoing maintenance and upkeep of the grounds. There is nothing specific to report at this time.

2. The current board feels strongly that the new board should participate in and establish the projects for 2022 if any are to be done based on the newly defined budget. The previously approved new path along the seawall will be completed; due to a very generous anonymous donation which should cover off the majority of the costs. The board will start to obtain 3 quotes for this project.

03/04/22 – John and Greg staked off the new path to give potential contractors a better idea for materials needed. John requested quotes. One quote has been received. A second contractor has declined due to a backlog in projects. Working on getting two additional quotes.

03/11/22 – A second quote has been received. Another contractor declined due to lack of manpower. The two quotes are very far apart, so John will follow up with both contractors for clarification. If we are unable to receive a third quote, it is suggested we move forward with one of these contractors.

03/25/22 –Upon further clarification with the two contractors, we opted to hire the one with the lower bid. Work has started and is progressing on schedule. John is working closely with the contractor and continues to oversee the project.

3. As per multiple owner feedback, this board recommendation to focus on providing more accessibility for owners to enjoy the common areas and walkway safely (i.e. making the paths easier to walk/cycle to give easier access to the water, could be obtained to change from large rock paths to the chippings for ease of foot and cycle traffic).

03/04/22 – Included in the quote for the new path is a quote for chippings to be installed on the north path that runs east/west from Seaview Drive in front of the Lockmiller's to driveway.

03/11/22 – As per above, John will clarify quotes from both contractors.

03/25/22 –Chippings have been added to a section of the path. More will be added as the seafront path project progresses.

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4. As well, it has been mentioned it would be nice to have a ramp built on the second beach (Maya Beach) so it will be accessible to owners.
03/04/22 – We have received a very generous anonymous donation to offset some of the cost for this project. Kristine will request quotes.
03/11/22 – To date, we have received two quotes for this project. John mentioned that we will be unable to move forward with this project until the trade winds abate therefore we have time to source other quotes.
03/25/22 – There is no new update at this time.
5. Maintenance Building paneled door is falling apart and needs to be replaced.
03/04/22 – John to look into better options for this door as we seem to replace them every couple of years.
03/11/22 – John glued, caulked and screwed panels together on the back side of existing door. It will be repainted and hopefully will last for a little while longer. John is looking into possibly getting a metal door or something that is more durable at some point. New lock set to be installed on Maintenance Building door. Lock set already replaced on bathroom door.
03/25/22 – John painted the door and replaced the threshold. New lock set to be installed.
6. Several owners have mentioned adding a second railing to the dock stairs for easier access in and out of the sea especially for those with mobility issues.
03/04/22 – John to look into adding a simple wooden railing that reaches just to the edge of the water line that can be attached to the dock structure. He will also reach out to Herman for a quote to modify the existing fiberglass stairs with a second handrail.
03/11/22 – John added a temporary rail to the stairs. We received a quote for a permanent fiberglass rail from same vendor supplying entrance sign. We'll need to wait until seas are calmer to install.
03/25/22 – We are still waiting on seas to calm before we can move forward with installing a permanent rail. We will follow up with vendor to get his thoughts on whether to build rail in advance and have it ready to install or how best to proceed.
7. Roof tiles missing on some of the electric meter kiosks.
03/04/22 – Susan to check with tile suppliers. Now that the border with Mexico is open we should be able to find replacements.
03/11/22 – Susan continues to source tiles.
03/25/22 – Similar tiles (same style, different color) have been located. Supplier will have in stock on Tuesday. Existing tiles are faded, so we plan to paint all tiles same color.
8. Varnishing Totems, Pergola, Painting Chairs/Tables, etc.
03/04/22 – Susan will look into what needs to be tended to with regards to Facilities.
03/11/22 – Susan will arrange for Naomi to paint/varnish above. She is currently busy with other projects.
03/25/22 – Meeting scheduled with Naomi this week to discuss paint projects.
9. Mayan Seaside Entrance Sign needs to be replaced as it is completely rotted through.
03/04/22 – Kristine received a quote for a fiberglass covered wood sign that will be painted to look like wood similar to our existing sign. She will follow up with vendor to discuss specifics and report back.

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03/11/22 – We will use existing rock temples as a base. Mayan Seaside name will be same size as existing sign (approximately 8' x 18"). A Mayan Head will anchor each side of the name. These will be more substantial and colorful. We will consult with the artist on recommended colors. It was agreed that replacing existing sign with Fiberglass will save money in the long run.

Motion made by Kristine Arnason to approve purchase entrance sign in the amount of \$2,000. Seconded by John Scappaticci. Motion carried: JS, SG, KA, DB, GM

03/25/22 – Kristine to order sign this week.

10. Tri-level Metal Signs (Mayan Seaside, Smugglers Den, Wagners Landing) adjacent to the entrance to our property need to be addressed (either repainted or removed).
03/04/22 – Kristine to reach out to Ray at Smugglers to get his feedback on the sign. She will also get a quote from same vendor making Entrance Sign to repaint if it's decided the sign will remain.
03/11/22 – Kristine has reached out to Ray at Smugglers since he paid for and installed these signs. Awaiting response.
03/25/22 – Kristine spoke with Ray who stated he has too much going on right now to deal with sign issues. She will follow up with him at a later date.
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11. Tri-level Wood Signs (same as above) located at entrance to Old Smugglers Road and Consejo Road need to be refurbished. These signs are very useful when giving directions to our property and need to be kept and maintained.
03/04/22 – Kristine to get quote.
03/11/22 – Kristine has reached out to Ray at Smugglers since he paid for and installed these signs. Awaiting response.
03/25/22 – Kristine spoke with Ray who stated he has too much going on right now to deal with sign issues. She will follow up with him at a later date.
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12. Remove insect damaged trees from empty lot that were cut down by previous board.
03/11/22 – Owner of adjacent lot mentioned these trees have been there for quite some time and were never removed. Board agrees these should be removed and cost will be added to maintenance budget. Kristine to coordinate removal with Ricardo.
03/25/22 – Kristine walked through lot with complainant to confirm which trees needed to be removed. She will coordinate removal with Ricardo ASAP.
13. Top up chipped stone on path behind Maya Mounds.
03/11/22 – Doug and Greg to walk the path and determine what needs to be done.
03/25/22 – The section that requires chipping is lower than the rest of the path. Marl should be added to increase elevation so the new chipping doesn't wash away. Also should add rocks on the outer corner to prevent future erosion. Recommend we reach out to seafront path contractor since he's already on site so we don't have to source elsewhere. He may have leftover material from seafront path project to use on this path. We'll discuss with him after he's completed his current project.

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V. New business:

1. Reserve Fund Study

03/25/22 – It was agreed that all members need to be present to discuss. In the meantime, individually we should identify major elements that we are considering and then try to put some numbers together (e.g. seawall, dock, maintenance building, pump house, pergola, gazebo, kiosks, etc.) any major components outside of general maintenance. Look back historically to see what we've spent over the years to get a better projection. Defer to next meeting.

2. Electric Meter Kiosks need painting.

03/25/22 – Many of the kiosks need plaster repair and most need to be repainted. Susan will coordinate this in conjunction with the tile replacement.

3. Maintenance Building parking area perimeter posts.

03/25/22 – Several of the wooden posts are rotten and all need to be sanded and painted. Some of the board members were in favor of removing them altogether and some were in favor of replacing them with something more durable (i.e. rocks, PVC, concrete). Further discussion is needed.

VI. Questions from the Community Members (submitted via email prior to meeting date)

In the email dated March 13, 2022 with subject "MSPOA Meeting Minutes March 11, 2022", we requested feedback from the community as follows:

Owners are welcome to **send in any questions in advance of the meeting, no later than Wednesday, March 23rd at noon.** All questions submitted by this deadline will be included for the board to respond to during the meeting. We kindly ask attendees to refrain from asking questions during the meeting in order to expedite the proceedings. Let it be noted that we received several questions as follows:

Q1. For those interested in DigiCell service, BTL will run fiber optic cable to the meter kiosks (or nearest electric pole) free of charge. They will also continue it onto the home free of charge if the cable is strung overhead. Owner is responsible for getting cable from the meter box (or nearest utility pole) to the home if run underground. Can we revise the MSPOA Covenants and MSAC Guidelines to allow for overhead cable from DigiCell?

A1. No. A decision was made years ago to keep the wires underground to maintain the aesthetic by not having overhead wires. There was also a safety concern in keeping the lines clear of trees and limbs. By allowing one utility overhead, it opens up to allowing for others. Where do we draw the line? In a lot of locations there is some extra piping underground that was designated for power that we might be able to utilize for the DigiCell cable. We'll research to see if we have a diagram of the piping layout.

Q2. Can I paint the utility kiosk in front of my house the same color as my house?

A2. No. We are all in agreement that a consistent color scheme needs to be maintained on all common area structures.

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Q3. There is an invasive vine growing atop a roadside tree on Lot 94. It's killed the tree already and can spread to other trees if not removed.

A3. Greg was going to discuss this with Flacco. Since he couldn't be present at this meeting, this question is tabled until we can speak to him.

Q4. We received a concern from one of the property owners that one of the Owners that front on to the lagoon took it upon themselves to "severely" prune the planter that is in front of their house but part of the common element. They are very concerned that it sets a dangerous precedent. It was also pointed out that the wooden carving was missing.

A4. We followed up with the homeowner and found that the landscaping issue was a miscommunication between them and their caretaker. They apologized and assured us that it will not happen again. Regarding the Maya wood carving, the base is rotted so it is currently being repaired.

Q5. I want to pave the roads in front of my properties. Are we allowed to do so?

A5. The MSPOA does not own the roads we simply maintain them but it's not at our discretion to pave them.

Q6. I think we should plant fruit trees throughout the community and or in the common areas or parks.

A6. On Monday, March 14th, a volunteer group of home owners started a refurbish/refresh of the Central Park. We will be leaning on our gardener for his knowledge of the appropriate plants to incorporate. We can inquire about citrus trees at that time. If not in Central Park, they may possibly grow in other areas. John mentioned that he has been wintering here for the last 14 years and has planted many citrus over the years with no success. He was told the soil conditions are not suitable.

Q7. What is the HOA doing about the giant pits created next to Mayan Seaside? (Note: Photo attached to email refers to a marl pit located approximately 1 mile from Mayan Seaside.)

A7. Regrettably, we do not have control over what happens on land outside of the Mayan Seaside subdivision.

Q8. Why doesn't the HOA try to use the money we have saved to buy up adjacent land?

A8. The MSPOA is not in the business of buying land.

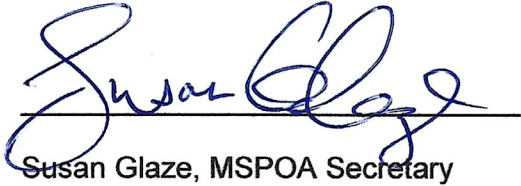
Q9. Why doesn't the HOA make more recognizable signs from Corozal to Mayan Seaside announcing Mayan Seaside's locations? The one on the corner of Hummingbird is ugly.

A9. We have received a quote for a new Mayan Seaside sign and have reached out to Ray Wagner regarding the metal and wooden signs being repaired and repainted. They have more than one subdivision on the sign and he was the person who originally purchased them. We are awaiting his response.

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VII. Adjournment of meeting by Chairman:

- **Motion** made by John Scappaticci, seconded by Susan Glaze to "**Adjourn the meeting at 10:40 am**". Motion carried: JS, SG, KA, DB
- Next meeting currently scheduled for TBD at the Community Maintenance Building.



Susan Glaze, MSPOA Secretary