

CONSUMER COMMITTEE MEETING

February 13, 2020

Telephone Conference called to Order at 11:01 am EST

In Attendance:

Receiver:

Brick Kane
Val Miller
Henry Jen
Anita Jen

Committee Members:

Lisa Daniels
Larry Grice
Shryl Kirkbride
Linda Ozminkowski
Jimbob Slocum
Leslie Thomas
Ted Wyberanec

Craig Hibbert was unable to attend.

Follow-up and Updates RE:

Electric Meters

- Work is being done on the replacement of the electric meters and should be completed by Wednesday of next week. Anita Jen will follow-up at that time.

Marina

- The latest bid proposal was for \$74,000 from a company out of Belize City. However, it only covered corrosion repairs and had no provisions to address ongoing problems and deterioration.
- There is the possibility that the Marina cannot be repaired to meet current maritime engineering guidelines and safety standards and prevent further deterioration. If repairs are not a viable option, rebuilding may be necessary; however, a full and thorough assessment is still required to make that determination.
- Once the Court has issued final judgement on the SBE case, it is possible that any new developer brought in may want to revise and rebuild the marina per their own plans.

- After discussion of the above-noted points, it was the consensus of the Committee that nothing should be done at this time.

Equestrian Center

- Henry reported that as of Monday, February 10th, 2020, four of the horses had been sold for the price of \$500 BZ each. Three horses were not saleable and were humanely donated. There are now 11 horses left at the Reserve.
- Alfonzo reported that unusable saddles are currently undergoing repairs.
- A tracking system was developed regarding care and upkeep of the horses. The Receiver will follow-up and review the results in 3 months. In the meantime, Val Slocum is aware of this system and will be “eyes on the ground”.

Internet

- Henry is following up with the Vendor regarding the timeline of final installations and transfer of service that will result in homeowners being charged for their internet.
- The Vendor is Southern Cable/Broadband Belize (they are the same company).

Re-survey of Estates Subdivision

- Val Miller reported that the Receiver has requested a proposal from Alfonzo to have the affected road be rebuilt to match the original location specifications. That may alleviate any necessary amendments to the legal descriptions of those 30+ titles already issued.
- The cost of new surveys for all Estates lots vs the cost of redoing the misplaced road is unknown at this time; however, it warrants comparison.
- It is possible that even if the affected road is moved to meet the original specifications, re-survey of all Estates lots may still be necessary in order to verify that legal descriptions would then be correct.
- It was noted that it would not be prudent to pay for both a new road *and* surveys if the situation can be resolved by one option or the other. The Receiver agreed that further consideration is necessary.

Modification of SRWR AoA's and RCC&E's

- Following the last Consumer Committee meeting, members discussed the rewritten AoA's and RCC&E's; it was agreed that many items should be re-worded for clarity, and a few items were stricken.
- There was discussion regarding the definition of “livestock” and types and numbers of animals that would or would not be allowed to be kept on owner properties. It was also noted that some owners now have chickens; a new clause as currently written would prohibit chickens.
- Discussion also ensued regarding voting; the number of voters required is tied to the amount of difficulty that should be required in passing a measure – e.g. a 2/3 vote of ALL members is required to change the AoA's or RCC&E's, which *should* be difficult to change. However, the Board needs to be able to conduct business efficiently, meaning many items should only require a simple majority so that

business does not go undone. A lot of decisions would need to be made by Board Members.

- A system would be in place allowing owners to vote by calling in or voting online for those items requiring a vote by owners.
- There was a consensus that further discussion of all details in both documents needs to be conducted at the next in-person meeting.
- Once a final version of both documents is agreed upon by the Receiver and all Consumer Committee members, they will be made available for review by all owners.

Streamlined Process Re: Obtaining Property Titles

- Henry is making good progress on the list required by the Central Bank; more people contacted the Receiver about this matter following publication of the January Meeting Minutes.
- There are currently 80-90 titles that are in process.
- **It is hereby noted that the final cut-off date is February 29th, 2020 for Owners wanting to have their lot included in the first submission of information to the Central Bank.**
 1. **Interested owners with a PAID-OFF LOT need to submit *all* of the following information via email to: hjen@robbevans.com**
 - Name(s) on the memorandum of sale (MOS), current contact info (address / phone / email address).
 - Lot # (s)
 - Physical certified copy of passports for all owners on MOS. Company / LLC formation document if taking title under a company / LLC, showing true beneficiary.
 - Addendum if they ever received one before stating registration #, lot #, or lot size change.

Reserve Use Permit

- The Permit has been amended to include the \$10 daily fee for use of the Beach Club plus an automatic 15% gratuity charge.
- The Beach Club is being underwritten by the owners; visitors are encouraged to purchase food and drink and are not allowed to bring their own on BC premises.
- The Permit is being initiated in an effort to encourage adherence to the no-wake rule, as well as better behavior by boaters.

Ambulance Proposal

- A proposal for ambulance supplies totaling \$38,958 was received from Jerry Brown, Bill Ewing and Ian Novello; this included the cost of a portable cardiac monitor.
- It was the unanimous consensus of the Committee that these items do not fall within the purview of the Receiver and the management order from the Court; thus, this proposal is not appropriate for Receivership funding.

- The Receiver noted that a defibrillator had been funded several months ago; however, purchase and location data is unknown, prompting follow-up to determine this information.

The meeting was adjourned at 12:05am EST.