

# CONSUMER COMMITTEE MEETING

## May 12, 2020

Telephone Conference called to Order at 2:03 pm EDT

### In Attendance:

#### Receiver:

Brick Kane  
Val Miller  
Anita Jen  
Henry Jen

#### Committee Members:

Lisa Daniels  
Larry Grice  
Craig Hibbert  
Shryl Kirkbride  
Linda Ozmindowski  
Jimbob Slocum  
Leslie Thomas  
Jodi Vance

The Committee extended a welcome to Jodi Vance, who is attending her first meeting.

### Modification of SRWR Articles of Association

- The Receiver forwarded a copy of the latest draft of the AoA's to Attorney Rodwell Williams in Belize for legal review.
- There are no major problems; however, minor language changes are needed for clarity and adherence to Belizean law - the few changes needed involve more style than substance.
- It should be noted that Title to all of the common areas will be held in the name of SRWR – individual SRWR members (lot owners) do NOT have any *titled* ownership to these areas.
- We are getting close to having a legally approved final draft for review by the Consumer Committee.

## Streamlined Process for Obtaining Property Titles

- The Receiver has a completed package ready for submission which includes information for each of the approximately 100 lots requesting title.
- Each individual packet contains complete data regarding ownership, payment history, passport details, and any/all other information required by the Central Bank of Belize for Title issuance.
- Due to the Covid19 crisis, Belizean Government offices are still not open; therefore, the submission has not yet been made. The Receiver will forward the completed package as planned when the official Belize offices resume their normal operations.

## Land Tax Payments

- The Receiver reported that Alfonzo attempted to deliver land tax payments to the Belize Land Department before March 31 deadline, and then again on May 7<sup>th</sup>; payments were not accepted either time.
- An employee at the Land Department has stated the following:
  1. They will not extend the Amnesty Program.
  2. The Land Department recommended reprinting the statements and obtain a new balance for each lot in the subdivision. The Land Department employee highly recommends preparing payment for each subdivision as they cannot leave incomplete payment entry.
  3. Our contact at the Land Department will obtain our tax statements, and anticipate this process will take approximately 2 weeks from the time it begins.
  4. Lot owners who hold title can pay their taxes in person at a Land Department office, or by wire IF they have a current bank account IN Belize.
  5. Regarding lots for which owners do not hold title: The Land Department will only accept **one payment per subdivision**, which must be for the total of taxes due for the entirety of all the lots in that subdivision which have *not* been titled to lot owners.
    - This decree is problematic because many owners do not wish to pay land taxes before the court case has been settled and they are better prepared to decide whether or not to keep their lots.
    - It is not known how this requirement would affect those owners who do NOT have title and DO want their taxes paid, but are part of a subdivision in which all owners are not willing to pay at this time.

- When the Belize Government has reopened, the Receiver will contact The Land Department to sort out these issues and hopefully achieve a solution to some of the problems created by the rules noted.

### **Potential Sale of a Boat**

- A boat was sold to Sanctuary Belize a couple of years ago by Luke Chadwick of Kanantik for approximately \$100,000; however, ownership for this boat was never officially transferred to SBE.
- Luke Chadwick has been contacted and is currently arranging to get the Title and assign ownership over to the Receiver. When title is received, the boat will be sold.
- The Newton boat, approximately 40', is currently docked in the Marina and full details are unknown at this time; the Receiver will arrange to get photos and specifications in the near future.
- It was noted that the most likely buyer might be an interested lot owner, allowing the boat to be sold via Committee Meeting Minutes; a sale made in this way would avoid the expense of a broker's fee.
- It is unknown at this time if the boat in question is the dive boat; if it is, there is also a potential for sale to Belizean dive operations in either Placencia or Hopkins.

### **Other**

- Due to the ongoing Covid19 crisis, Committee Meetings will continue to be held by telephone conference until such time as travel and other restrictions have eased significantly.

**The meeting was adjourned at 2:31pm EDT.**

