

CONSUMER COMMITTEE MEETING
July 16, 2020

Telephone Conference called to Order at 2:18 pm EDT

In Attendance:

Receiver:

Brick Kane
Val Miller
Anita Jen
Henry Jen

FTC:

Jonathan Cohen
Soojin Jeong

Committee Members:

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

Mini Market – Gas Station Status

- The Receiver sent a formal demand letter to the current operator of the Mini Market – Gas Station requesting he vacate his position on or before July 31, 2020.
- At the time of this meeting, there had been no response to the letter; however, the Receiver does not anticipate any problems.
- Gas Technology Ltd., a Belizean firm that ran Shell Gas stations in Belmopan, will be taking over management of the Sanctuary Belize Mini Market – Gas Station; the Receiver is still in process of finalizing a formal legal agreement between the parties before new management can begin operations.
- It is possible that the Mini Market – Gas Station could be temporarily closed during the changeover; details are unknown at this time.

Internet Status

- There are currently two internet towers: one by Security and the Development Office, and one by the Beach Club.
- It is anticipated that the required permit allowing for the extension of the Beach Club Tower from 60' to 100' will soon be received.
 1. The new tower will provide better coverage and requires the pouring of a concrete anchor; construction is estimated to take approximately a month.
- Homeowners will need to have a receiving antenna and router in their house, akin to having a cable modem and router at homes in the US. Antenna installation will be done through Reserve staff and exact antenna specifications will be confirmed when we receive PUC equipment permit.

Resurvey of Estates Subdivision

- The original roads, put in place by the Defendants, failed to follow the surveyed and GOB authenticated plan; approximately ½ mile of roads was built incorrectly.
- The Receiver has had to determine which lots are impacted by incorrect road placement and those which have already had titles issued.
- Considering the problems created by this situation, it was determined that the best solution is to recut the roads to meet the original specifications; applying for new authentications and reissue of titles would be extremely difficult and have too much impact on affected lot owners.
- A plan will be finalized in the next few weeks in order to begin construction.

Revision of Design Guidelines

- The most current edition of the Sanctuary Belize Design Guidelines was issued in January of 2014 and is approximately 118 pages in length; review, revisions and updates are now appropriate.
- The prior Architectural Review Board (ARB) was terminated several months ago; those who were on that Board are no longer in any position of authority.
- The Receiver noted that the purpose of the new Design Review Group is to review building plans and periodically visit construction sites; to the extent that there are design guidelines, it should be clarified that they are just guidelines and it is up to the builder to meet GOB codes.
- Two important topics regarding the Guidelines were raised:
 - 1) Fencing rules – all agreed that there is a concern and a need to protect children and pets, as well as wildlife.
 - 2) Possible application of the Design Guidelines to Commercial buildings – should commercial buildings also conform to the Guidelines, and if so, in what specific ways? (They do need to conform to rewrites of the SRWR AoA's and RCC&E's that are currently in process, wherein the DRG is charged with recommending changes to

the Design Guidelines for construction and landscaping throughout Sanctuary Belize in order to create and maintain the appearance of a luxury resort community.)

- The Committee recapped the June Meeting discussion regarding problems created by Section 5.7 allowing for construction crews to live onsite; possible solutions were reviewed that may allow lot owners to retain this benefit during home construction while simultaneously taking steps to avoid potential problems caused by such an arrangement.
- In light of the afore-mentioned issues, the Receiver requested that the Consumer Committee Members fully review the 2014 Design Guidelines to identify any other concerns and provide comments and suggestions, thus accommodating one efficient, thorough and concise rewrite of that edition; to that end, a conversion from the current PDF document to a Word version allowing edits is currently being prepared and will be sent to all Committee Members when it is ready for commentary.

FTC Update

- It is still anticipated that the Court will rule on this case by the end of August.

The meeting was adjourned at 3:44pm EDT.