

CSL Update - July 17, 2018

1. BEES: Over the last 10 days, the Relevant Developed Area (RDA) of Consejo Shores has had six different issues with bee disturbances. One hive was located in a vacation-use home, two were underground hives of minimally maintained parcels, and three were in trees on lots being cleared. We strongly suggest that precautions be taken by anyone clearing a parcel, up-grading a minimally maintained parcel, caretakers of vacant/semi-vacant home, and neighbours next to any of the above.

If bees are discovered, please call a local beekeeper for removal of the hive during the night-time hours so that the bees are not out foraging during hive removal. One recommendation is Beekeeper Felix Esquivel - 669-7456 or the Dept. of Agriculture in Corozal - 402-2297.

Please advise any contractor/employee that will be clearing under-maintained property to take necessary precautions, before beginning work. Necessary precautions should include a bee-suit and a large can of Baygone/Insect spray.

BURNING A HIVE IS NOT AN OPTION as we saw last week when a fire was started to control bees and quickly spread out of control, threatening neighbouring homes and power utilities.

Thanks to Bob Murray, Collin Stewart, and CSL for their contributions in alerting, controlling and ensuring that heavy equipment and a watchman were on site throughout the evening to keep watch over the fire area to protect our community.

2. CSPRTL: In 2010, CSPRTL began to maintain the community parks within the RDA, and the roads in 2014. The intention was to slowly convert to a community organization as CSL withdrew from administrative duties. CSL has provided plenty of notice of their intention to cease administrative duties on July 1, 2017.

Per the CSL/CSPRTL lease effective January 2014:

6. CSL is a party to covenant agreements with certain owners of Represented Parcels which among other terms require those owners to join a community association when formed. CSL recognizes CSPRTL as the sole community association which those owners are required to join. In addition, CSPRTL's own Mission Statement states: "Our mission is to maintain good roads and enjoyable parks while helping to facilitate the community's development needs."

CSPRTL was immediately informed of an emergency out-of-control fire, CSPRTL's Vice Chairman's response (via e-mail) was "I don't think this affects Roads and Parks." One Director (driving by) was informed that CSL demanded an on-site bull-dozer and overnight watchman to ensure fire control.

Since CSPRTL controls commercial usage of the roads, I think that CSPRTL's role is most certainly involved. Denial of permission of commercial vehicles to access the community roads without proper safety measures while working within the RDA is a strong incentive for contractors to ensure that specific procedures and protocols are followed.

3. Central Building Authority(CBA): CSL met with CBA last week in cooperation with CSPRTL regarding CBA's issuing of residential building permits and compliance with CSL's No Objection letter. CBA has also requested inclusion of construction of carports, pools, fences and piers, if

applicable, (all of which require permits) in the CSL No Objection letter. Please see attached revised "Sample of No Objection Letter".

During their visit, they reiterated that all "guest unit" approvals were for residential purposes only and that rental usage falls under the jurisdiction of BTB. (see #4).

4. Rentals, "Guest Unit" Lessors, Property Managers: CSL has been informed that all rentals, including guest units, are legislated under BTB. CSL advises all landlords, guest unit lessors and property managers to verify their obligations with BTB directly.

"The Belize Tourism Board (BTB) is legislated by the Laws of Belize to collect and manage tourist accommodation tax. This 9% tourist accommodation tax is used to effectively and efficiently fulfill the BTB's mandated operations for sustaining, marketing and developing Belize's tourism industry.

Hotels and Tourist Accommodations are required to collect this 9% tax from each guest, on behalf of the Government of Belize. This tax is then paid to the BTB."

For any questions related to Hotel taxes feel free to contact the Director of Business Development, Mrs. Jacqueline Locke at email: jacqueline.locke@belizetourismboard.org call us at 227-2420.

5. Change in Consejo Shores Protective Covenants:

5. No building shall be erected less than ten feet from the side, back and front lot lines. If you own adjoining parcels and wish to encroach on the 10' foot setback area for building purposes, the parcels will have to be merged into one parcel prior to submission of architectural plans for a "No Objection" letter.

Regards,

Carol Gabriel (Wildman)
Managing Director
Consejo Shores Ltd.
P.O. Box 35, Corozal Town,
Belize, Central America
Phone: (011) 501 423 - 1005