

In re Sanctuary Belize Litigation

Consumer Committee Meeting

Virtual Teleconference

February 23, 2023 | 3:30pm – 5:00pm ET

Attendees	
Name	Affiliation
James (Jimbob) Slocum	Consumer Committee Member
Jodi Vance	Consumer Committee Member
Leslie Thomas	Consumer Committee Member
Linda Ozminkowski	Consumer Committee Member
Michele Weslander Quaid	Consumer Committee Member
Shawna Arop	Consumer Committee Member
Shryl Kirkbride	Consumer Committee Member
Benjamin Theisman	FTC
Marc Ferzan	Receivership Team
Rachel Woloszynski	Receivership Team
Terry Brody	Receivership Team

Agenda

- I. Receivership Administration Update
 - a. Compensation Plan / Claims Administration Update
 - b. Court Proceedings
 - c. 2023 Belize Land Taxes
- II. Consumer Committee Member Feedback / Questions

Meeting called to order at 3:30pm ET

I. Receivership Administration Update

Compensation Plan / Claims Administration Update:

- On February 9, 2023, the Receivership Team distributed eligibility determination notices to more than 2,840 claimants concerning their Claim Applications. Communications sent by the Receivership Team related to approximately 1,700 Claim Applications and included information concerning eligibility status based on the Claim Application review process, as well as defined Amount Paid numbers and relevant Contract Terms under the Compensation Plan. It is contemplated that these data points will inform next steps of redress for consumers once the Court approves next steps.
- Under the Court's August 18th Order, the Receivership Team will prepare and submit a Progress Report to the Court by March 13, 2023 with additional detail concerning the Claim Application process, including participation numbers and other relevant information, as well as insights developed to date.

Court Proceedings:

- On January 31, 2023, following remand from the Fourth Circuit Court of Appeals, the FTC filed its Motion to Reform and Reaffirm the District Court's Final Orders. Among other things, the FTC's motion seeks an order establishing that all monetary provisions of the prior orders entered against Pukke, Baker, Usher, the Corporate Defendants, and the Estate of John Pukke remain in effect following the Fourth Circuit's ruling.
- On February 6, 2023, the defendants filed an opposition to the FTC's Motion to Reform and Reaffirm the District Court's Final Orders.
- On February 21, 2023, the FTC filed a reply in further support of its Motion to Reform and Reaffirm the District Court's Final Orders.

2023 Belize Land Taxes (see Notice appended to these minutes on page 4):

- The Receivership Team will be circulating a reminder notice to consumers along with these minutes to offer general guidance regarding land tax payments for 2023 in anticipation of the April 1, 2023 deadline to pay Belize land taxes.
- As a general matter, the Receivership Team will make land tax payments for parcels/lots that are held in the names of the corporate entities in the Receivership estate.
- The Receivership Team is currently in the process of arranging for the payment of taxes in connection with the parcels/lots for which available government land records reflect that the Receivership estate maintains the ownership interest.
- Similar to last year, lot purchasers will be reminded that they are responsible for land tax payments associated with their respective lot(s) in cases where title was formally transferred to them. The notice will also include helpful information for those responsible to make their own arrangements and pay the land taxes, including how to get in touch with the relevant Belize government taxing agency (Ministry of Natural Resources).

II. Consumer Committee Member Feedback / Questions

- Engagement on issues raised by Consumer Committee members has generally been incorporated into the above meeting minutes.
- A Consumer Committee member raised a security matter on the property involving a break-in at one of the resident's homes in Sanctuary Belize. Fortunately, nobody was hurt and the security team responded quickly to the incident. The Receivership Team will continue to coordinate with local management regarding security considerations.
- A Consumer Committee member inquired about maintenance issues on the island resulting from tidal conditions washing trash ashore. Clean up of the island was undertaken following the last event, and the Receivership Team will continue to coordinate with local management regarding periodic ongoing clean-up and maintenance initiatives.

Meeting adjourned at 4:14pm ET

2023 Land Tax Notice

As we approach the April 1st deadline for Belize land tax obligations, the Receivership Team is issuing this notice to offer general guidance regarding the handling of related payments for this 2023 collection cycle. The following provides an overview of the tax payments that will be facilitated by the Receivership Team, and serves as a reminder of the payment process for certain limited lot owners who bear the responsibility of satisfying corresponding land tax payments themselves.

- As a general matter, the Receivership Team intends to make land tax payments for parcels/lots that are held in the names of the corporate entities in the Receivership estate. Our staff is currently in the process of arranging for the payment of taxes in connection with the parcels/lots for which available government land records reflect that the Receivership estate maintains an ownership interest.
- Lot purchasers are responsible for land tax payments associated with their respective lot(s) *only if* title was transferred to them pursuant to a duly executed legal document (e.g., Memorandum of Transfer on Sale). The obligation to make land tax payments becomes the lot purchaser's once the legal document transferring ownership has been fully signed. Typically, title is not transferred unless the lot has been paid in full by the lot purchaser.
- In instances where title has been transferred to a lot purchaser -- and, therefore, the lot purchaser has the responsibility for making land tax payments -- it is recommended that the following be considered:
 - Payment of land taxes must be made directly to the Belize Ministry of Natural Resources. The Receiver is unable to make payments on behalf of lot purchasers who have a land tax obligation. Guidance on available payment options is accessible through this [link](#).
 - Although the Ministry of Natural Resources maintains a web portal that provides land tax balance information (accessible through this [link](#)), lot purchasers are encouraged to validate the amount they owe by contacting the Ministry of Natural Resources directly to request a formal land tax statement in advance of April 1st.
 - Other inquiries regarding the payment of land taxes may be directed to the Ministry of Natural Resources using the contact information contained in this [link](#).
 - Any outstanding land taxes due and owing after the April 1st deadline may be subject to interest charges and other potential penalties.
 - Please be advised that the foregoing list of considerations is intended only as a reminder of potential Belize land tax obligations and protocols. It is not provided by the Receivership Team as tax or legal advice for individual lot purchasers who may have ongoing payment obligations. In those instances (as stated above), it is the responsibility of the lot purchaser to undertake necessary due diligence to determine outstanding land taxes due and owing, and to timely make necessary payments to the Ministry of Natural Resources.