
Asociación de Usuarios de Marina Sol, A.C.



Homeowners General Assembly Meeting

**May 01, 2010.
Manager's Report**

Dear Homeowners;

Welcome to all of you, to your home in Mexico! I sincerely hope that you can enjoy of your so' deserved vacation during your stay at Marina Sol.

I will inform you about the most important activities that have taken place at Marina Sol since the past annual meeting of Homeowners in 2009.

From November 2009 until today, a lot of works of maintenance and repairs has been done, which you can notice at your arrival.

The main purpose is to be more aware of the daily maintenance problems at Marina Sol, and provide a better solution to each of them, the Board of Directors reorganized the activities of the administration office for a better performance and the use of time, with this new reorganization, I have had the freedom of being more aware of the daily operation problems, and at the same time to supervise all the works done.

Hereby I inform you in a small summary all the works done during the year 2010 and last 2 months of the year 2009.

Waterproofing on the roof of the "A" building:

During the past rains of December, we received some reports of damages caused by the water filtration to the condominiums located in the seventh floor. These damages were only in the ceiling of the roof, and were caused by the bad installation of the A/C compressors, which were made by some of the previous owners.

To solve this filtration problem, it was necessary to clean the whole area, to cover the cracks with cement and to apply waterproof sealant. After having repaired the problem, we didn't receive any reports of filtrations during the past rains.

Marina Sol Sidewalk:

From November, 2009, the demolition and construction of the sidewalks in the common areas of the building began, with the purpose of the least possible bothering to our guests and owners, the process of demolition and construction stoped on Christmas only, to continue in January, 2010 and to finish until April 15, 2010. During the process of this project we had too many verbal complaints mainly about the noises caused by the demolition of the sidewalks, but at the end we were able to finish without no problem.

While the sidewalks were built, also new electric boxes and plumbing were built, meanwhile installation for the security cameras and television were done. Also all the electrical installations for the common areas were done, as well as lamps of low voltage were installed for the sidewalks.

Ramp and Entrance Gate of Buildings “A” y “B”:

As per approved it, the access ramp located between the buildings “A” and “B”, was done with 2 main purposes:

1. - It was built high enough to prevent the street water from coming in and into our garden as before, during the past rain season.
2. - It was built very well reinforced with sufficient rods to bear the weight of heavy equipment that in a given time, can be necessary to have in our facilities.

Change of Plumbing on Building “D”:

Due to the water high-payment as a result of high consumption during the low occupation, we decide to find the water-leak in the buildings of Marina Sol, we started with the building "D", we found a very big water-leak, from the one lots of water was lost. Located inside the garage D-09 with a depth of 1.5 meters from the surface, being necessary to break the floor of the garage for its repair. Due to the bad-condition of the main hydraulic-pipes, we decide to change all the plumbing of 10 garages spaces from the building "D". In this project all the main pipes were replaced by one of better quality and in this occasion, the new pipes were put on the surface so that in a future, a leakage of water can be rapidly located to avoid similar situations. Additional to this project the garages spaces were painted and preventive maintenance was made to the garage door for a better functioning.

Change of plumbing on Building “C”

To prevent this same situation of other buildings, we took the decision of to change the principal plumbing that supply the water to building "C". In this building the plumbing was installed in the wall to be able to find easier the leakage of water in a future. Regarding the plumbing and water supply to the buildings of Marina Sol, at this moment the water supply was separated as follows:

Building “A” it is provided with his own meter of water and independent cistern;

Building “B”: it is provided with his own meter of water and cistern, which supply water to the buildings “B” and “C”;

Building “D”: it is provided with his own meter of water and independent cistern;

Building “E”: it is provided with his own meter of water and independent cistern;

I would like to inform you that our payment for water consumption has been reduced approximately up to 30% after the works of plumbing were made. The change of plumbing for the building "B", is still pending.

Painting of the Building "D":

In relation to the works of paint done on this building, which I believe was in the worst condition of all the buildings of Marina Sol. In this building it was necessary to remove all the old painting due to its very bad condition. The building was first washed and after that it was painted remaining spectacularly good. Also the buildings “B” Y “C” were painted only on the exterior.

Landscaping:

Regarding our garden, we had to completely relocate all the plants and place them a little away from the wall of the buildings, due to the hydraulic plumbing installation and electrical installation.

As you can notice, our work was mainly the supervision of the maintenance works and the projects needed for these first months of the year 2010.

Should you require any further information, please don't hesitate to contact me.

Sincerely yours,

Aurelio Cruz Chona
General Manager,
Asociación de Usuarios de Marina Sol, A. C.