



## Asociación de Usuarios de Marina Sol, A.C.

Homeowners General Assembly Meeting  
May 1, 2010  
Presidents Report

Fellow Owners:

There have been quite a few changes since the last general assembly meeting. The following is a brief summary of the matters your board has been working on since then.

**MSHOA Office:** Office duties have been restructured in an attempt to improve efficiency. The intent is to free Aurelio of day-to-day administrative duties allowing him to focus on property maintenance. Lucia Fregoso was promoted to Administrative Manager. She is now responsible for primary interaction with homeowners and all office related duties to include accounts receivable/payable, correspondence, bank reconciliations, payroll preparation, BOD/VC FM3's, and GA/BOD meeting preparations. Aurelio will continue to provide primary supervision of all MSHOA employees. Both now report directly to the Board.

**Collections:** The Board has initiated more aggressive collection methods of unpaid fees. TV service has been cut to units with past due balances and we are working on the best way to cut water as well. We continue to seek counsel to pursue the matter in the courts.

**Sidewalks/New Gate:** The new sidewalks are finally finished and the new conduit for security and TV cable installed.

**Emergency Water Line Repairs:** A major underground leak erupted in the water main for the "D" building in December. Finding and repairing it necessitated cutting the concrete floors of the "D" building garages. That project was successfully completed, and similar repairs are now required for the "B" and "C" buildings.

**Security:** Many thanks to Kim Jones, John Pinkerman and Jim Sclafani for the hours of time and research they contributed on the Security Committee. Several of their recommendations have been implemented and others being researched. Increased guard coverage during Spring Break kept issues to a minimum. Garage security has been enhanced by the issuance of new numbered key cards to owners only. An additional card reader has been installed inside to control the exit door as well.

**Landscaping:** The Board received a petition signed by several owners at the last meeting expressing concern over the loss of flowers and plants in the courtyard. The BOD understands and agrees with the concerns expressed. The intent is to replace the flowers and plants once the courtyard projects are complete.

**Paint:** Buildings "B" and "C" plus the street side of "D" have been painted thanks to additional funds realized from currency exchange gains in 2009. The rest of the "D" building should be finished soon. The "E" building will be painted if/when funds are available.

**Web Site:** The new web site, [www.marinasolhoa.com](http://www.marinasolhoa.com), is finally complete. Newsletters plus information for future board and general assembly meetings will be posted there. Photos, minutes from previous meetings and other historical information will be added as time allows. Please visit the new site and give us your thoughts.

**New Email Addresses:** To ease communicating with the Board, Vigilance Committee and managers, three new email addresses have been created in conjunction with the new web site. To send an email to the entire board, simply address it to, [board@marinasolhoa.com](mailto:board@marinasolhoa.com); to the Vigilance Committee, use [vigilance@marinasolhoa.com](mailto:vigilance@marinasolhoa.com); and the managers at [manager@marinasolhoa.com](mailto:manager@marinasolhoa.com).

**Owner Information:** To save money and time, the BOD intends to use the new web site and email as the primary delivery method for information and documents. For this reason, it's imperative that the MSHOA office has correct contact information for all owners. PLEASE help us improve efficiency by providing your email address and current contact information to Henry Penney by email at [hpenney@marinasolhoa.com](mailto:hpenney@marinasolhoa.com) or to the MSHOA office.

**Owners Laundry:** The two new washing machines have finally been installed in the Owners Laundry of "D" building. Additionally, the BOD mandated that existing coin boxes be rekeyed and all future collections from laundry machines be done by two (2) employees at the same time to eliminate any temptation. Remaining machines will be replaced as funds allow.

**Monument Sign:** The sign at the main entrance to Marina Sol has been refurbished to improve the look. It has been divided into uniform sections and rented to owners (only) for \$100 each per year. Owners will need to contract for and provide easily removable signs to fit within the spaces. The additional revenue will cover maintenance costs.

**Proxies:** Your participation in the May 1st General Assembly meeting is important. If you can't attend in person, please make your voice heard by submitting your proxy. Mexican law requires proxies bearing original signatures of both owner and witnesses (no faxes, copies or emails) be submitted to be valid.

  
Henry Penney  
President