

Marina Sol Homeowners Association
Minutes, Board of Directors Meeting
April 28, 2011

President Henry Penney called the meeting to order at 9:09 am. Those present were:

Board Members: Henry Dale Penney, Lisa Seace, Lorie Alice Luiza, Anthony Phillip Peluso, Bartholomew Anthony Cuomo, Steven David Dutra

Absent: William Rodney Fawthrop

Vigilance Committee: Clint Suveges, Larry Walters, Claire Griffith

Also present were Manager Lucia Fregoso Melin, Adrienne Kenlan, Rick Greenhead, Dinah Briggs, Karen Will, and Leticia Tolosa Rendon.

Vigilance Committee President Clint Suveges checked the FM3s and verified that all documents were in order.

The February punch list was reviewed. Lucia explained what had been done and what was left. The entire Board felt that Lucia had done an excellent job on completing the items on the list. On punchlist item 3 regarding old files, Anthony asked what kind of old documents, should be saved. It was agreed that important documents, such as tax returns should be saved while back-up material could be discarded. Claire mentioned that there were boxes of documents from the early days of Marina Sol. Lynn Lorenz asked Claire if we wanted them. Henry said we did want to check them out for anything important. He asked Claire to find a place to put them.

The agenda was reviewed and some items were added. Steven Dutra moved that we approve the agenda. The motion was seconded by Lisa Seace. The motion passed unanimously.

The meeting was adjourned at 9:18 for the Walk Around.

The meeting was reconvened at 10:58 a.m. The resulting punch list is appended.

Anthony Peluso moved that we approve the minutes from the February 12, 2011 Board Meeting. Lisa Seace seconded the motion. The motion passed unanimously.

The President's Report was posted to the Website and sent to the owners a few weeks ago. The report is appended.

The Treasurer's Report, was presented by Lorie Luiza. She discussed the numbers that would be presented to the GA, (1st qtr. Operating, 4-year comparison, bank balances). The Dues Collection Report was reviewed. It was agreed to start the lien process against John Brown, (D-201), Bill Maclasicc, (A-210), and Ray Grimmett, (A-212).

Steve Dutra made a motion to waive penalties for Trevino, (E-302 currently in escrow), but interest will still apply. Seconded by Lorie Luiza. The motion passed unanimously.

Lorie said that final first quarter numbers were still being prepared, but had preliminary numbers to review. She noted that expenses were normal and on target. A discussion took place on various expense items and the general ledger coding of large emergency expenses and retirement expenses.

Due to the weakening of the dollar against the peso, a motion was made by Steve Dutra to Exchange \$100,000.00 USD into pesos. Seconded by Bart Cuomo. The motion passed unanimously.

The Treasurer's Report was accepted by the Board.

The Manager's Report, (written report appended to the 4/30/2011 General Assembly meeting minutes), was presented by Lucia Fregoso Melin. A bid for \$11,000 to repair the elevator buttons and lights was presented. The bid was rejected by the Board as too high, and Lucia was asked to get additional bids. The Board was very pleased with all that she had accomplished since the last meeting.

The Manager's report was accepted by the Board.

The Vigilance Committee Report, was presented verbally by Clint and Lorenzo. Lorenzo noted continuing problems with parking and violations of the pet policies. Clint discussed noise issues and the need for people to understand what reasonable levels are for different times of the day. He suggested a vote at the November meeting to eliminate the Spring GA meeting. He noted that the Board had authorized the purchase of new luggage carts, but the carts had not been purchased.

OLD BUSINESS

- a. New Baja Condo Laws and Bylaws revision. After having read and discussed both sets of laws, it was felt by all the Board members that there were still a lot of things we did not understand about the new laws. It was felt that a number of provisions would be difficult to live with if implementation was required. It was agreed to field questions from the GA, get answers, post them to the website and review them at the next meeting.
- b. Satellite Dish Policy: What needed to be included in the policy was discussed. Key points were that requests were to be reviewed by the Board on a case-by-case basis at regular Board meetings, considering location, number of connections available and the signing of a damage waiver. Steve offered to write a damage waiver for review and comments from the Board.
- c. TV Reception: The Board felt it needed to meet with Mark Binkley, (who has been doing the recent work on our system), at the August Board meeting to discuss his latest proposal for improving the television reception. The Board discussed possible changes to the channel line-up. Lucia said she would check with TelMex to see if they had any suggestions for improving the wireless internet signal for the street side of the A-Building.
- d. New Water Pumps: Lucia reported that all the new water pumps had been installed and that they were working well. Since installation she had no complaints of low water pressure.

e. B-Building water re-pipe: The contractor was ready to begin at any time. After discussion, the Board decided the best starting date would be July 15 to coincide with Marina Sol's slowest season. Lucia was instructed to inform the contractor that garage doors must be opened with keys only. Damage to garage doors must be avoided.

f. Restaurant to Residential status: Claire presented plans to the Board for review. Additional discussion took place on the regime change and the need for the utility room to officially become common area. The Board discussed how to best present the Regime change vote to the GA to clarify the importance and minimize confusion. It was agreed that the vote should be taken in writing to document the 90% or more majority needed.

g. Spring Break Review: A short discussion took place on how Spring Break went and the effectiveness of the additional security measures implemented.

h. Security: It was decided to key the A-Building glass door to the garbage area to match the gate keys and to keep this door closed. Lucia was asked to instruct Raul and the guards not to allow cab drivers and non-residents to use our restrooms and common areas. She was also asked to make sure the cab drivers did not sit on out wall out front. The need for the guards to consistently enforce the pet policies was discussed.

i. Website update: There is now a links page on the site. Suggestions for links would be appreciated.

CORRESPONDENCE

A letter was received from Maria Andres requesting permission to retile the bathroom, floors and counters with new tile. The Board granted permission for the work to be done during the summer season upon placing the \$2,500 construction deposit.

A letter was received from Elmer Sawatzky to remodel C-205. A plan was attached. The Board approved the work pending a letter from the owners as well as the placement of the construction deposit.

A letter was received from Adrienne Kenlan expressing her concern over security issues. The Board is having the security camera located near the D-E gate to provide a better view of her door area.

We received a letter from Leticia Tolosa, asking for reduced rent for the Oasis for the summer months. It was decided to discuss the matter in executive session.

NEW BUSINESS

a. Status of the water meter and well issue: Lorie recalls working with former manager, Chona, on this issue a few months ago. Chona went to La Paz to clear this up. He said it was all taken care of. Lucia was directed to gather any documents, (bills, invoices, receipts, letters), that we had or Chona had generated and to give them to the attorney, Susanna. Susanna is to contact the water people and determine the nature of the problem and the best possible solution.

b. Cabo Villa dirt and trash piled against our wall: Lucia to try and talk to Cabo Villas about removing the dirt and trash that is cracking our E-Building privacy wall.

c. Landscaping: The need to budget for landscaping improvements and new plant for 2012 was discussed.

d. Dinah asked to please order the 2 new luggage carts.

Lorenzo asked about getting money to buy a new big screen TV for the Clubhouse. Bart made a motion to appropriate \$1,000 for a new TV. After discussion, the motion was tabled until the August meeting for further consideration.

Enter Executive session 3:15. Return to record 4:15

A motion was made by Lisa Seace to authorize a \$500 bonus for manager Lucia Fregoso Melin for her outstanding work and long hours. Seconded by Lorie Luiza. The motion passed unanimously.

A motion was made by Bart Cuomo to grant Leticia Tolosa Rendon's request for a temporary rent reduction for the Oasis from \$1,200/mo. to \$600/mo. for the months of June –September. The reduction would be conditional upon Approval by the GA by a simple majority. Seconded by Lisa Seace. The motion passed unanimously.

President Penney spoke to the record on the status of the conversion of the old restaurant to residential. He noted that all parties were moving forward on the project. He asked Claire to speak with Lynn Lorenz, the owner and the Dorman family, the buyer, about transferring the title of the utility room across from the office to the HOA and clearing up other title issues with regard to bodegas, offices, and any other problem areas. He said the Board would provide Claire with a letter certifying that the GA had voted to approve the conversion from commercial to residential. It was understood that the new owners would begin paying dues upon the closing of escrow. However, it was agreed that the first 6 months would be waived as consideration for the successful transfer of the utility room to the HOA. The Board also agreed to work with the new owners on extending the construction period this fall for quiet work.

Lisa Seace made a motion to adjourn. Seconded by Lorie Luiza. Motion passes unanimously. Meeting adjourned at 4:45 p.m.

Internet votes, 2/13/11 to 4/27/11

3/5 Lucia presented 3 bids for the B-Building re-pipe. 1. \$6937.50, 2. \$8166.66, 3. \$15,835, (plus IVA). Bill reported that bidder #1 had worked on the D Building project, so knew the scope of the project. Bill moved to accept bid #1. Lorie Seconded. Motion passed unanimously.

3/4 Bart wrote and submitted a proposed Code of Conduct sheet. After some discussion a vote was taken to adopt it for Spring Break use by property managers and guards. All voted YES

except for Lorie, (she was in favor of a Code, but felt the particular version was too harsh). 3/11,
A Spanish translation of the code was completed.

3/4 4 motions were made by Steve to help control Spring break problems and reduce complaints:

1. Hire another guard for the 2-10 time period to remain at the pool area at all times. Passed, Lorie dissent
2. Close the Jacuzzi at sunset. Passed unanimously.
3. Lock the perimeter gates at sunset. Passed, Lorie dissent.
4. Ask property managers to verify occupancy limits of units receiving noise complaint and bring into compliance as needed. Passed, Lisa dissent.

Respectfully submitted,

Steven Dutra, Secretary