



Asociación de Usuarios de Marina Sol, A.C.

March 19, 2011

Hola Marina Sol Owners!

Your Board of Directors (BOD) is pleased to provide this brief summary of the recent activities at Marina Sol. We welcome your comments and questions.

Board Meetings: The BOD met as scheduled on Saturday, February 12th in the MSHOA office. All members of the BOD and Vigilance Committee (VC) were present in addition to owners Barry Doorman, Rick Greenhead and Leticia Rendon. Also attending was property manager Dinah Briggs. Highlights of the various meeting topics are reviewed below. Please remember that BOD meetings are open and owners are encouraged to attend.

MSHOA Office: Lucia Fregoso was promoted to Administrative Manager approximately two years ago and has been acting as general manager since Aurelio Cruz Chona resigned last November. Lucia has done such a good job that the board promoted her to general manager at the February board meeting. To assist with daily/clerical duties, she has hired Bianca Medina Manriquez.

Financial Statements: First draft of the 2010 operating summary indicates a small loss of 117,570 pesos (\$9,797.50 USD at 12 to 1). Primary reason for the loss was the emergency water line repairs for buildings "C" and "D" totaling 311,403 pesos (\$25,950 USD at 12 to 1). Final statements will be presented at the April GA meeting.

Condominium Law: Marina Sol bylaws are antiquated and in need of revision. Our existing bylaws are governed by the original condominium law of Baja California Sur. These laws were changed in 2007. Any changes made to our bylaws subject us to the new 2007 laws. This is a monumental decision with far reaching implications. The BOD believes that owners need to be fully informed about all aspects and will present both sets of laws with an attorney prepared comparison at the April GA meeting. Translations of both laws have been posted to the web site.

Emergency Water Line Repairs: As previously noted, a major underground leak erupted in the water main for the "D" building in December of 2009. Finding and repairing the break necessitated cutting the concrete floors in the garages to expose the individual services. The old water lines have been vacated and new ones installed above ground for easier future maintenance. Condition of the "C" building water line also necessitated immediate repairs. While not an emergency, the "B" building water main is also in need of replacement. The BOD has obtained three bids and will award that project this summer.

Water Pumps: Low water pressure issues in the “B” and “C” building have been traced to inadequate pumps. The BOD has authorized the acquisition/installation of new ones.

Security/Spring Break: Last year, the BOD adopted security procedures for the guards to follow (see below). In preparation for spring break, the BOD authorized hiring an additional guard as we have in years past. Issues that became apparent since the board meeting have necessitated additional measures to include a second guard for the courtyard, reduced hours for perimeter gates (at request of a few homeowners) and adoption of a “Welcome” notice (see below) that the BOD is requesting all property managers to circulate. The BOD continues to make security and spring break a priority.

Web Site: The web site is back up and better than ever thanks to the efforts of director Steve Dutra. The BOD intends to move toward it as the primary method for distribution of information to owners. Email addresses for the BOD, VC and manager are again functional (see complete list is below). Please visit www.marinahsolhoa.com and give us your thoughts on what else you would like to see on the site.

Recycling: Manager Lucia Fregoso has installed recycling bins near the trash cans on the south side of the “A” building. In addition to being environmentally friendly, it will save our association 1,600 pesos per month!

Television/Internet Connection: Rick Greenhead is researching equipment and programming options to improve service. He will report to the BOD at the April meeting.

Parking: The bylaws require vehicles parked in the “A” building garage be moved every four (4) days. About one year ago, the BOD established a fine in the amount of \$80 per month for vehicles violating the bylaw. The number of “violators” during high season is limiting available spaces. As a result, the board approved a revised fine schedule where violators will be charged \$80/month from May through October and \$200/month from November through April.

Sales: According to AMPI Los Cabos MLS, there are currently 12 listings at Marina Sol plus one other unlisted unit for sale:

<u>Unit(s)</u>	<u>Beds</u>	<u>Baths</u>	<u>Size</u>	<u>List Price</u>	<u>Per sq foot</u>
A208	1	1	700 sq ft	\$129,000	\$184
A209+Gar	2	2	1,400 sq ft	\$369,000	\$242 + \$30,000
A602	1	1	857 sq ft	\$179,000	\$209
A612	2	2	1,757 sq ft	\$260,000	\$148
A702	4	4	2,293 sq ft	\$569,000	\$248
A704	1	1	700 sq ft	\$169,000	\$241
C104	1	1	700 sq ft	\$149,000	\$213
C202	2	2	1,400 sq ft	\$210,000	\$150
D201	2	2	1,757 sq ft	\$279,000	\$159
D202	2	2	1,400 sq ft	\$225,000	\$161
D303	2	2	1,400 sq ft	\$200,000	\$143
E101+Gar	3	2	1,460 sq ft	\$399,000	\$253 + \$30,000
E103+Gar	2	2	1,400 sq ft	\$290,000	\$186 + \$30,000

New Owners: None just yet. E302 is under contract however and should close soon.

Owner Information: If you did NOT receive this newsletter by email, PLEASE help us improve efficiency by providing your email address and current contact information on the attached form to the MSHOA office by fax/email or to Henry Penney by email at hpenney@marinasolhoa.com or by fax at 907-245-0896.

2011 Meeting Dates: Please mark your calendar for meetings scheduled on the following dates:

<u>Board of Directors</u>	<u>General Assembly</u>
April 28, 2011 (Thursday)	April 30, 2011 (Saturday)
August 27, 2011 (Saturday)	
November 10, 2011 (Thursday)	November 12, 2011 (Saturday)

That's the latest from Marina Sol. We hope you found this informative. Please contact any one of us if you have questions or suggestions.

Board Members
Henry Penney, President
Lisa Seace, Vice President
Steve Dutra, Secretary
Lorie Luiza, Treasurer
Bart Cuomo, Director
Bill Fawthrop, Director
Anthony Peluso, Director

board@marinasolhoa.com (full board)
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Vigilance Committee
Clint Suveges, Chair
Claire Griffith
Larry Walters

vigilance@marinasolhoa.com (full committee)
csuveges@marinasolhoa.com
cgriffith@marinasolhoa.com
lwalters@marinasolhoa.com

MSHA Office Staff
Lucia Fregoso
General Manager

manager@marinasolhoa.com

Bianca Medina Manriquez
Office Assistant

Telephone: 011-52-624-143-2154
Fax: 011-52-624-143-2154

Condominios Marina Sol Oficina #1
Calle Acuario entre Ave. Del Pescador y Paseo de la Marina S/N
Col. El Medano S/N
Cabo San Lucas, BCS 23453
Mexico

Marina Sol Security Procedures

Visitors on the property who are not registered guests or patronizing a commercial establishment shall be escorted off property by one or more guards.

Anyone soliciting illegal acts will be removed by the guards from the property immediately. Failure to leave will result in the police being called.

Upon report of a noisy or troublesome condo, the guards shall:

1. Go to the unit and ask the occupants to quiet down and be respectful of others. A letter to this effect will be given to occupants.
2. If the noise/disturbance persists, the guards shall go to the unit and warn the occupants that failure to quiet down will result in shut off of electrical power and the police will be called. A letter to this effect will be given to occupants.
3. If the noise/disturbance persists, the guards shall call the property manager and shut off power. Failure of the property manager to arrive in a timely fashion shall result in a fine of \$250 to the unit owner.
4. If the noise/disturbance persists, the guards shall call the police.

Perimeter gates are to be locked at 9:00 PM daily. Pedestrian access to Marina Sol after 9:00 PM shall be through the lobby of the "A" Building only.

A guard shall be posted at the concierge desk in the "A" Building lobby at all times from 10:00 PM until 5:00 AM daily.

Guards who do not follow the rules are subject to termination.

UPDATED MARINA SOL HOMEOWNERS INFORMATION

To provide the best service possible, your Association needs good contact information for all owners. Please help us keep our records current by completing this form and returning it as soon as possible by mail, fax or email. If a company owns the unit(s), please include the information for all owners of the company where indicated below.

Unit Number(s): _____ (to include garages if applicable)

Owner(s) of Record: _____ (from title/fideicomiso)

Address: _____	Home Phone: _____
_____	Cellular: _____
_____	Work Phone: _____
Email: _____	Fax: _____

If title to the unit(s) is held by a company, the owners of the company are:

Name: _____	Percentage of Ownership: _____
Address: _____	Home Phone: _____
_____	Cellular: _____
_____	Work Phone: _____
Email: _____	Fax: _____

Name: _____	Percentage of Ownership: _____
Address: _____	Home Phone: _____
_____	Cellular: _____
_____	Work Phone: _____
Email: _____	Fax: _____

Name: _____	Percentage of Ownership: _____
Address: _____	Home Phone: _____
_____	Cellular: _____
_____	Work Phone: _____
Email: _____	Fax: _____

WELCOME TO MARINA SOL!

Please note that Marina Sol has full-time and seasonal residents (owners and guests) in addition to guests on vacation. Marina Sol is not a resort, but rather a mixed-use residential community. All of our residents and guests enjoy the incredible activities that make Cabo San Lucas a world-class destination. This includes fishing and golf which require early rising while others prefer to enjoy Cabo's nightlife which means coming home late. In our multi-use facility, it's imperative for everyone to be considerate of others and respect the common areas of Marina Sol in addition to observing common courtesy and common sense rules. Below is useful information about Marina Sol, our rules and enforcement:

GENERAL INFORMATION

- Exterior gates are locked at dusk. After dark, entry is through the main lobby only.
- Trash & recycle bins are located behind Building "A".
- Free WI-FI Internet access is available.
- Clubhouse with pool table and ping pong is available to all residents and guests.
- Concierges are in the lobby and property manager offices to assist guests.

RULES

- Pool hours are 6:00 AM to 11:00 PM.
- Hot tub hours are 6:00 AM to dark.
- Observe all posted pool and hot tub rules.
- **POSITIVELY NO GLASS IN POOL OR HOT TUB AREAS. Strictly enforced!**
- Lounge chairs may not be reserved. Towels left on unoccupied chairs may be removed.
- Only Marina Sol residents and guests are allowed in the pool and hot tub areas.
- Quiet hours are 10:00 pm to 8:00 am.
- No loud use of TV's, stereos, or any entertainment devices during quiet hours.
- **NO EXCESSIVE NOISE AT ANY TIME! Strictly enforced!**
- **Occupancy limits must be observed. Violators will be evicted.**
- **Drunken, lewd, or offensive behavior will not be tolerated.**
- Parking regulations are strictly enforced – violators will be booted or towed.
- Anyone threatening security guards or managers will be arrested – zero tolerance!

VIOLATIONS - Our rules are to ensure the peaceful enjoyment of Marina Sol by all residents and guests. If you see a violation or offensive behavior, please report it to Marina Sol management or security. In the event guests, residents or visitors are uncooperative, please note the following:

- **EXCESSIVE NOISE WILL NOT BE TOLERATED** (you will be evicted or arrested).
- **GLASS IN POOL AREA WILL NOT BE TOLERATED** (you will be banned or evicted).
- Security or management will issue a first warning for any violation.
- Security or management MAY issue a second warning or take actions listed below.
- Multiple warnings will result in:
 - **POWER CUTOFF** to unit for noise violations.
 - **FINES** to occupant and/or unit owner.
 - **BANNING** of abusive individual(s) from pool or common areas.
 - **EVICTION** – immediate.
 - **ARREST** – Management will call police and file charges. (Note: Mexican jails are not pleasant and terms of release are very arbitrary)
- **IGNORANCE OF ANY RULE IS NOT A VALID EXCUSE FOR VIOLATION!**