

September 23, 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 Meeting: The BOD met as scheduled on Saturday, August 27th in the MSHOA office. All members of the BOD and the Vigilance Committee (VC) were present. Also in attendance were Jim Sclafani from the Security Committee and Leticia Tolosa Rendon. Please remember that BOD meetings are open and owners are encouraged to attend. Minutes from the February 12th and April 28th board meetings are available on the web site (VERIFY W/STEVE).

General Assembly: The next General Assembly (GA) meeting will be held on Saturday, November 12th in the MSHOA Clubhouse. Meeting information will be posted to the web site approximately 30 days in advance. Draft minutes of the February 14th GA meeting have been posted to the web site (VERIFY W/STEVE).

Old Restaurant: The buyers are moving forward with the purchase and hope to have the paper work completed in the near future.

Water Line Repairs: Last year the BOD learned of significant leaks in water mains for the "C" and "D" buildings necessitating emergency repairs. These were completed on XX at a cost of XX pesos. The "B" building water main was plagued with similar problems, Replacement of that line was completed in July at a cost of 56,250 pesos..

Water Pumps: Pumps in the "B" building were near failure necessitating replacement at a cost of 184,533 pesos (to come from reserves).

Security – Garage: The Security Committee (Kim Jones, John Pinkerman & Jim Sclafani) determined that several key cards for the "A" building garage doors were held by unauthorized people. To resolve this problem, all of the old key cards have been deactivated and new ones issued to owners only. An additional card reader has been installed inside to control the exit door. These changes should help improve security and reduce unauthorized use of the garage. Replacement cards for owners are available in the MSHOA office.

Security – Perimeter Gates: To further improve security, the BOD is looking at other methods to secure the perimeter gates to include electronic key pads.

Cabo Villa: The property adjoining Marina Sol behind the "E" building is owned by Cabo Villa. They have been dumping dirt and other fill which has been accumulating against the Marina Sol perimeter wall creating some damage and potential failure. After several requests from Manager Lucia Fregoso and attorney Susanna Gonzalez, Cabo Villas has removed the material. Manager Fregoso is working on bids for the wall repairs.

Condo Law: New laws governing condominiums on the Baja were passed in 2007. Until such time as we 1) amend our current bylaws or 2) formally adopt the new condo law, Marina Sol will continue to be governed by the old law. The BOD will bring a recommendation before the GA once the analysis is complete. The BOD had a translation of the new law (at no cost) and contracted with attorney/official translator Susana Gonzalez for an official translation of the old laws (which as been posted to the web site – VERIFY W/STEVE). During the initial review the two documents, the BOD noted several irregularities in the new law translation. Upon further inquiry, it was learned that the translator was not well versed nor certified in translating legal documents. As a result, the BOD has contracted with Attorney Gonzalez for a translation of the new law which is supposed to be completed later this month. When received, the BOD will post it to the web site and resume it's analysis.

Satellite Dishes: The BOD has recently received several requests for permission to install satellite dishes. To insure uniformity and to protect the association, the BOD has adopted a policy regarding the installation and use of these dishes (available on the web site – VERIFY W/STEVE).

Oasis: The lease for the Oasis will expire on June 30, 2012. The BOD will prepare a request for proposals at the spring board meeting with the intent of awarding the lease at the May board meeting.

Board Election: Four seats on the board of directors will be decided at the November 12th general assembly meeting. Current directors Bart Cuomo, Bill Fawthrop, Henry Penney and Lisa Seace are all planning to seek reelection. If you are interested in running for the board, please forward a brief biography (200 words or less) to Henry Penney at [hpenney@marinasolhoa.com](mailto:hpenney@marinasolhoa.com) no later than October 7th to insure inclusion on the ballot and proxy forms.

Garage for Rent: Do you need more storage in Cabo? MSHOA recently accepted possession of Garage C04 and is looking to rent it. Please contact General Manager Lucia Fregoso if you are interested.

Water Well: Marina Sol has been served by two water sources, a well and metered city water. The BOD recently learned that previous general managers did not file the necessary paperwork to maintain and preserve the well. As a result, we have lost the rights to that water source. The BOD believes that recent water line replacements, pool repairs, the water treatment system and other conservation measures will more than offset this loss.

Landscaping: Lisa Seace and Steve Dutra are the BOD members charged with overseeing landscaping. The plan is to improve the look of Marina Sol with an eye toward minimizing labor/water costs. For example, coconut palms, which require significant annual pruning costs, will be systematically replaced with lower cost royal palms. Please feel free to contact either Lisa ([lseace@marinasolhoa.com](mailto:lseace@marinasolhoa.com)) or Steve ([sdutra@marinasolhoa.com](mailto:sdutra@marinasolhoa.com)) if you have any thoughts or suggestions.

Web Site: Please remember to check out the web site, [www.marinasolhoa.com](http://www.marinasolhoa.com). Many thanks to director Steve Dutra for getting the site back up and running. The BOD is looking for your input, so please visit the site and give us your comments. All documents for the upcoming general assembly meeting will be posted to the site approximately 30 days prior to the meeting.

Owner Information: MSHOA is rapidly moving toward electronic distribution of information and all documents. For this reason, it's imperative that the MSHOA office has correct contact information for all owners. There are currently less than a dozen owners who not receive information electronically. 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 at the address below.

Trust Documents; A recent review of the files noted that the MSHOA office does not have copies of trust/title documents for many units. General Manager Lucia Fregoso will be contacting those owners soon requesting copies.

New Owners: Welcome to new owners Matthew & Lesley Webb in D201 and Barry & Lauren Rudolph in E302.

Sales: According to Multi List Los Cabos, there are currently 14 units listed for sale at Marina Sol:

<u>Unit(s)</u>	<u>Beds</u>	<u>Baths</u>	<u>Size</u>	<u>List Price</u>	<u>Per foot + Garage</u>
A206	1	1	700 sq ft	\$149,000	\$213
A404	1	1	700 sq ft	\$159,000	\$227
A612	2	2	1,737 sq ft	\$275,000	\$158
A702	3	4	2,200 sq ft	\$569,000	\$259
A704	1	1	563 sq ft	\$169,000	\$300
C104	1	1	700 sq ft	\$169,000	\$241
C202	2	2	1,400 sq ft	\$259,000	\$185
C205+Gar	2	2	1,700 sq ft	\$250,000	\$129 + \$30,000
C303	2	2	1,400 sq ft	\$369,000	\$264
D202	2	2	1,400 sq ft	\$269,000	\$192
E101+ Gar	3	2	1,460 sq ft	\$399,000	\$253 + \$30,000
E103	2	2	1,460 sq ft	\$349,000	\$239

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

Board of Directors

November 10, 2011 (Thursday)

General Assembly

November 12, 2011 (Saturday)

That's the latest from Marina Sol. 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

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Vigilance Committee

Clint Suveges, Chair  
Claire Griffith  
Larry Walters

[vigilance@marinasolhoa.com](mailto:vigilance@marinasolhoa.com) (for full VC)

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Condominios Marina Sol

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Mexico