



Asociación de Usuarios de Marina Sol, A.C.

Homeowners General Assembly Meeting Presidents Report November 13, 2010

Hola Fellow Owners:

Things are looking great at Marina Sol! The following is a brief summary of what's occurred since the May General Assembly meeting.

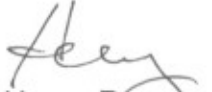
Financial: The current year budget was based on an exchange rate of 11 pesos to one dollar. The board recommended approval of the budget to the general assembly at this rate based on historical averages. Fortunately exchange rates have hovered in the high 12 range during the year yielding 405,009 pesos in exchange gains for the Association. These funds were used to finish painting the "E" building and the emergency water line repairs.

2011 Budget: Given the uncertainty of the foreign exchange markets, the board felt it prudent to remain conservative when preparing the 2011 budget, so we are again recommending the 11 to 1 rate. As proposed by the board, the budget before the General Assembly puts maintenance fees billed to owners next year at \$.2841 per square foot per month, a 3.8% reduction from the \$.2955 billed this year. This reduction is due in large part to the savings realized as a result of the recently completed capital projects. For example, we are budgeting 350,000 pesos next year for water, a 58% reduction from the 826,287 pesos paid for water in 2007. The 2011 budget also includes a "menu" of four budget options for General Assembly approval.

Paint: With the dollar exchange gains earned to date, the "B, C, D and E" buildings have been repaired and repainted. The General Assembly approved a temporary withdrawal from reserves to repair and paint the "A" building. That work should be finished soon. Many thanks to the paint committee members which include board member Jim Waldie, Vigilance Committee members Clint Suveges and Claire Griffith, plus Dinah Briggs and Leticia Rendon.

Website: After obtaining three competitive bids, I contracted with a local Cabo vendor to develop and maintain a website for the Association. Unfortunately his reliability proved to be less than optimum, the site has been unavailable and he is not returning phone calls or emails. I plan to have site back up and available for use in the near future.

Proxies: Your participation in the General Assembly meeting on November 13th is important. If you can't attend in person, please make your voice heard by submitting your proxy. It's critical to remember that your signature must be witnessed by two people and that Mexican law requires submitted Proxy Forms bear original signatures (no copies, faxes or emails).



Henry Penney
President