

Plaza Calafia
Board Meeting
DATE 3/19/20

Via Conference Call: Glenn De Goeij, Kim Roberts, Steve Mahaffey, Debi Kinder and Todd Williamson
Meeting called to order at 6:00 pm PT.

A. Managers' Report

The report has been posted on the Plaza Calafia website. Fernando was not present at this meeting. The Board discussed that they would like to see more information regarding violations and the handling of those in the Managers report

B. Budget Update

The Treasurer explained that the extra roofing leak repairs were done in December. This should have created an over budget item in 2019 but instead will be reflected in the 2020 expense. This is due to the fact that the HOA is on a cash basis and bills for those repairs were not paid until January of 2020. All other budget items are on target

C. AGM minutes. The Secretary has typed up the minutes. This morning the lawyer submitted their version of the minutes. The minutes will be reviewed by the Board for accuracy and will be made available to homeowners as soon as possible

D. Current world CV-19 pandemic – Following are some steps to be taken at Calafia and their impact to our budget and projects. The Board has put the project spending on a temporary hold and will continue with any necessary repairs. An email will go out to Homeowners stating that we would like to defer discretionary spending at this time. We will talk with Cabo Bello regarding an increase in security patrol.

We will put sanitary protocols into place with our employees and additional cleaning will be done on common area surfaces in the complex.

Notices will be sent to Homeowners regarding COVID19 and the precautions that are being taken. It was discussed that a request be put to Homeowners who rent asking them to discuss with their cleaning services the need for more thorough disinfecting

The lower laundry room will be shut down to reduce the amount of sanitizing that the staff will be required to do. The machines will be moved to the upper laundry room which will be kept locked. Homeowners and full-time renters will be provided with a key, if requested. Short term guests will need to sign one out at the office.

E. Project priorities / progress The double locks for the gates have been ordered. Timers for the BBQ's are in and will be installed as soon as reasonable.

The sewer has been testing into the range of an unacceptable limit on discharge due to increased use of the facility. The volume of water coming in is greater than the system's ability to process. Estimates need to be obtained for a holding tank that would be put before the treatment system. Additional research is needed to see if this is an appropriate solution. Quotes are being obtained for placing the pickleball lines on the tennis court
A timer has been ordered for the hot tub
Miguel has tried contacting the contractor that constructed the Palapa regarding a few of the roof supports not being the proper poles. Miguel has not had success in contacting the contractor.

- F. **Covered Parking.** One more person is needed for the self-funding list. We are still awaiting a new quote as the current one seems high.

- G. **Other items.** Todd asked who receives copies of receivables of HOA dues. Debi stated that she reviews them on a regular basis.

Adjourned 7:10 pm

Adjournment at 8:30pm PT

Kim Roberts

Kim Roberts, Secretary

Glenn De Goeij

Glenn De Goeij, President