

Plaza Calafia
Board Meeting
DATE 4/16/2020

Via Conference Call: Glenn De Goeij, Kim Roberts, Steve Mahaffey, Debi Kinder, Todd Williamson, Judy Skinner, Fernando Garcia-Oviedo and Diego

Meeting called to order at 6:00pm PT.

1. **Managers' Report** – Diego reviewed the items on the Managers' Report that is posted on the website. Pest control, waste removal, daily disinfecting of BBQ's, laundry room, door handles and lounge chairs have been performed.

The Cabo Bello and Plaza Calafia gates for the beach access have been locked. The laundry room has also been locked and residents can get a key from management if they need to use it.

Residents are also asked to disinfect surfaces before and after use.

The family pool heat has been turned off. Residents have been asked to refrain from using pools and common areas as much as possible. The government has directed that we are to take these measures that they have set along with measures we see fit for our complex. No direct order to close the pools has been made as there is not enough information on virus development in water.

Management is onsite as much as possible daily from 9-3. The office is kept locked but they are onsite in case an emergency contact is needed. The staff schedule has been staggered to keep minimum personnel on site at one time to allow for distancing.

Security has been patrolling the area.

The government announced that the stay at home order is to be extended to end of May or into June

2. **Financial Update.** – Debi asked Management about the \$4500 that was spent on building repairs of which \$2000 was water valves. Debi asked if these expenses were prior to the shutdown on spending. Diego said yes.

Debi requested that management obtain multiple quotes on future repairs. Non-essential repairs and projects will be put on hold for now .

Debi stated that the maintenance expenses are currently 50% through the budget amount which is high for so early in the year. All other items seem to be on schedule other than the roofing which is about 101% through the budget which was addressed last month.

A motion was made by Debi to set the exchange rate for dues paid in pesos at a maximum of 20 for a (covid rate) for the next 3 months (April May June). Steve seconded the motion. Motion was voted and carried.

3. **Vigilance Committee Reports and Recommendations** - Reports have been sent by the Vigilance Committee to those that complained of noise from unit 157 and Mr. Price's email regarding criticism against the Board

The Board will update the renovation forms to include more detail to avoid any similar issues in the future.

The Vigilance Committee requested clarification on the modification of wording on motions made at AGMs. It was clarified that motions made during the first meeting at our AGM need to conform to the needs of our Notary in order to have them Properly registered. Examples would be the full names of persons, or specific authorities granted to persons under BCS Condominium Regime Law, our Articles of Incorporation, or Bylaws.

Adjournment at 7:20pm PT

Kim Roberts

Kim Roberts, Secretary

Glenn De Goeij

Glenn De Goeij, President