

PLAZA CALAFIA
BOARD MEETING MINUTES
FEB 15TH, 2021

ATTENDANCE:

Via Conference Call: Glenn De Goeij, Kim Roberts, Steve Mahaffey, Todd Williamson, Inge Fuller, Fernando Garcia, and Tomas Apodaca Ramos, Jimena Ocejo (HOA Lawyer).

AGENDA and DISCUSSION

Meeting called to order 7PM Cabo San Lucas time. Below was the proposed Agenda:

1. Selection of Board of Director positions.

Motion: was made by Steve Mahaffey that Glenn De Goeij remain President, Kim Roberts take the treasurer position and Todd Williamson will act as Secretary. Motion was Seconded by Kim Roberts and the motion was carried.

2. Review of how AGM went and how we can improve for next year.

Discussion on why there was a slight disorganization again at the start of the 2021 AGM meeting. It seems that Management was dealing with a medical issue but in the future, it was decided that Management needs to be forth coming and contact the board so we could have stepped in to facilitate the set up. We will continue with pre-registration of AGM attendees and the Proxies however we MUST still verify the attendance at the time of the meeting according to Mexican Law.

Mexican Law states that based on the Square meter of a unit there is an assigned % to each unit to make up the whole of the complex. This % is the bases for determining the % attendance in order to meet a Quorum. Moving forward the sign in list will indicate the % assigned to each unit.

3. Verification of following projects and start date.

A. Palapa project - Start date of May 1.

- a. As approved on the budget for 2021 the project to replace and repair the Family Pool Palapa is to move forward, Board members and Management are meeting at 4:30 in the area to further confirm the final design and Management has been told they need to be ready come May 1st to start this project.

B. Sidewalk project - Start date of May 1.

- a. As approved on the budget for 2021 this project is to pave a minimum 3-foot smooth sidewalk from the main entrance across from the Tennis Courts all the way down to the main parking lot. This is to remove the dangerous hazard to our residence in tripping on the rough and uneven stones currently there.

C. Parking lot project - Start May 1st.

- a. As approved on the budget for 2021 this project is to increase our ability to store additional water due to concerns that Cabo as a whole has a potential water shortage issue. It was felt that an additional cistern is required. This is to be installed in the West parking lot below the current dirt area. Once installed this lot will then be concreted.

It was recommended that the people currently using this parking area be notified and that they make arrangements to have their cars moved during the construction period. This could be done by supplying the office with keys.

D. Removal of transformers - Start May 1st.

- a. As approved on the budget for 2021 this project to remove old transformers has been reviewed and Management has been told proceed.

E. Covered Parking – Look at getting new Quotes

- a. The Board will be going out to all homeowners to see who would be interested in paying for covered parking. There is a current list of individuals requesting covered parking. Once we have an idea of how many stalls are required we will get quotes for that number of stalls. Homeowners will be asked if they would like to fund the project in lieu of a monthly fee until their investment is recovered. The HOA will also review the long-term advantage if the project was funded by the HOA.

F. Other projects.

- a. Management has stated that the small Palapa's at the pools and at the entrance should have the nets replaced with new ones due to wear and tear. It was discussed and decided to hold off for now to see how our funds are later in the year.
- b. Management has requested approval to get quotations on a camera system and remote access system to our rear gates in an effort to meet some of our homeowners concerns on trespassers. The board has approved getting the quotes for now.
- c. Management has informed us that the past and now unused solar tubes that remain on a few of the roofs must be removed as it is causing issues with the roof sealing. The Board has approved to have the company doing the sealing to also remove the unusable equipment and dispose of it
- d. Further to our concern from last year, the Board has requested Management to look at getting quotes on insurance to cover our HOA for Liability and property damage, as well as providing coverage to sitting Board members in case of litigation.
- e. It was raised that we currently have situations around the complex that are either unsafe or that could be altered to better serve our community. Situations such as unsafe steps in stairwells, or potential need for railings in a stairwell. The Board has requested Management to make a project of reviewing all stairwells and to record what needs to be address and get quotations to address each case.

It should be noted all projects above with a start date of May 1st are to be organized and ready to go as of May 1st but the board expects Management to schedule the projects to ensure minimal disruption to residents while ensuring the work is completed in the required timeframe.

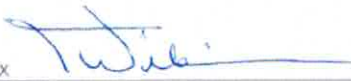
Meeting adjourned at 8:20PM

x



Glenn De Goeij
Plaza Calafia HOA President

x



Todd Williamson
Plaza Calafia HOA Secretary