

Plaza Calafia

Board Meeting

DATE 5/20/2020

Via Conference Call: Glenn De Goeij, Kim Roberts, Steve Mahaffey, Todd Williamson, Richard Molin, Fernando Garcia-Oviedo and Diego

Meeting called to order at 6:00pm PT.

1. **Managers' Report** - Diego went over the monthly work plan.
 - The pools are not being used often and the hot tub remains off. Residents have been respecting the current rules in respect to avoiding use of the pools and not having visitors at the complex
 - The areas of daily use are still being maintained and disinfected
 - The new managers reports will be by calendar month instead of previous month to current date. This will allow the office to distribute the reports on a timelier basis
 - The wastewater pump needs to be replaced. Quotes were provided and the Board approved the purchase and installation.
 - The pergola slats are to be replaced by the original contractor, at his cost, with poles as they should have been when originally constructed.

2. **Treasurer's Update** - Debi was unable to attend the meeting.

A monthly budget report will be provided with future manager reports so the Board and Homeowners can see monthly spending. Our Treasurer will continue to provide quarterly financial statements.

Todd asked to have revenues received incorporated into the monthly report.

Glenn addressed the peso exchange rate during the Covid crisis that was set for 3 months. It was explained that a few owners that have always paid in pesos go to the bank and deposit into our account based on the current day bank rate. Any difference will be credited to their accounts within our system for April, May and June

3. **AGM Minutes** - The 2020 AGM minutes are ready to post to our website. Glenn will address wording changes to a couple of motions to include the full names and company names and the appointment of our Association as Administrator was required by the notary for filing with public registry. An email will be sent informing that the reports can be found on the website as discussed at the 2020 AGM

4. **Covid Update.** –

- Fernando informed us that the last information that was provided by the government stated that the country would open some areas on June 1 but it would depend on the status of each state. At the end of May the Governors are to post each states status and plan the reopening. Some hotels are ready to partially reopen on June 1st and others on June 17.
- Our workers are working different shifts due to the Covid situation. By 6:00 it is getting dark and they are concerned about traveling home then. Their regular schedule will be changed back to 8:00-3:00 to allow them more daylight.
- Security has not been an issue at PC so we feel we can have the staff work normal hours and wear masks when around others.
- Cabo Bello has requested our association to contribute another \$500.00 toward the cost of maintaining an armed guard at the front gate 24/7 for an additional month. We had already approved \$1000.00 for April and May. The Board had previously approved this through an email vote prior to our Board meeting.

5. **Other Items** –

- The annual cost for television is high. The equipment is old and repairs are very costly. Parts are no longer available for the old system. Web TV such as (Hulu, Netflix and many others available) is an option to consider. This change could have an impact on the necessary dues increase and help to lower it. An email will be sent to homeowners to get their input.
- Thanks to the Vigilance committee for their recent work.
- Management is to update the construction form on the website from PDF to an online submission

Adjournment at 7:35pm PT

Kim Roberts

Kim Roberts, Secretary

Glenn De Goeij

Glenn De Goeij, President