

**PLAZA CALAFIA**  
**BOARD MEETING MINUTES**

**October 28th, 2021**  
**7:00pm**

**ATTENDANCE:**

Via Conference Call: Glenn De Goeij, Kim Roberts, Todd Williamson, Inge Fuller, Fernando Garcia, Tomas Apodaca Ramos, Chris Tores, Ramon Ojeda Mestre and Jimena Ocejo

**AGENDA and DISCUSSION**

Meeting called to order at 7PM Cabo San Lucas time.

**A. LAWYERS UP DATE**

1. Jimena up dated us on the Revised Bylaws. There are still a few questions so the committee was going to meet once again and address those and send her answers so she can do a final draft.
2. Jimena provide the up dated Proxy forms in line with the Mexican Law for Glenn to review. A few changes are required and Jimena is looking after getting a revised Proxy form.
3. Jimena is still working to get the certified documents covering the ownership of these two parking lots under the Civil Association as we only have partial documents. The documents are having to come from Public Records in La Paz.
4. Discussion on the % required in order to pass the Bylaws was done. There is a great concern that getting full representation being achievable for this year's AGM. It is possible to set up another meeting just for Bylaw approval if needed.
5. Observation deck was once again discussed. Jimena is still trying to get the latest status on this situation and she will report back to us in a future meeting. It was recommended that Jimena be given authority by the Civil Association to contact the courts on our behalf to get the exact details directly from the court as the lawyer has not been responsive. Motion made by Todd Williamson and seconded by Kim Roberts to grant authority to Jimena to get court records.
6. New covered parking contracts are still being drafted and Jimena will present to the Board at a later date.

## B. MANAGEMENT PROJECT UPDATES

1. All projects are on schedule and on budget Cistern, Palapa, and Sidewalk are all done.
2. Many stairwells have already been corrected to increase safety issues observed during the 2020 season. We will work to correct any remaining issues.
3. Concrete quotes have been asked to fix main parking lot and to possibly pave the parking above the tennis courts to help with flooding issues.
4. Additional work on the water piping is being looked into so individual buildings can be isolated without having to shut down the water to the entire complex. Quotes are being worked on so it can be brought up at the 2022 AGM.

## C. FINANCIAL REPORT

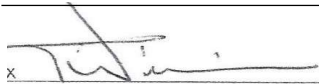
1. Report was reviewed and all approved.
2. Minor adjustments on the placement of expenses within the budget was discussed as we were over in one line item and under in another but in looking at the expense it was placed on the wrong line item. Kim is correcting to better account for the expense. Kim made the motion to make the correction and Inge seconded the motion and it was carried.

## D. NEW ITEMS

1. There seems to be once again issues regarding the lack of parking. There was a discussion regarding the parking above the tennis courts and what can be or should be done regarding this area. The question has also come up regarding 2 cars per condo and additional 25.00 charge. Kim Roberts made a Motion effective immediately there will no longer be an option for 2<sup>nd</sup> car parking Seconded by Inge Fuller. We do not have enough for 1 stall per condo and to offer parking to a 2<sup>nd</sup> car at a charge is just not possible. Those who have the 2<sup>nd</sup> car arrangement will continue as we can not at this time cancel it but we are no longer offering this moving forward.

Meeting adjourned at 8:45 PM

  
Glenn De Goeij  
Plaza Calafia HOA President

  
x

Todd Williamson  
Plaza Calafia HOA Secretary