

PLAZA CALAFIA

BOARD MEETING MINUTES

Oct 20th, 2022 7:00pm

ATTENDANCE:

Via Conference Call: Glenn De Goeij, Kim Roberts, Fernando Garcia, Inge Fuller, Gary Whitmire and Tomas Apodaca Ramos

Agenda

1. Items from / for Jimena

Observation Deck update –

1. Jimena has presented the latest Documents provided to her by our other lawyer (Javier) so we can continue to move forward on the deck.
2. It is our understanding that Javier has released us from Liability regarding our actions on the deck. Jimena is following up regarding money due the HOA from this situation.

Property Line

3. Jimena requested a legal document showing the legal boundaries for the Plaza Calafia and she is to meet with them next week.
4. This has become an issue from a complaint we received from one of our neighbors regarding the condition of the property behind our staff building. The issue was our material on someone else's property so we just need to make clear what is our property lines.

Parking Contract

5. Additional charges for parking in the General Parking are has been discussed. There is a one group that believes for those homeowners who have 2 cars need to pay 25 per month for the second car. This one group is counting the covered parking as the first car. The other group believes that paid parking is not considered the 1st car. Basically, it is very difficult to charge a homeowner for something that is not guaranteed. So, in the case of the General parking area none of those stalls are assigned or can be assigned and monitored at this time. This issue needs to be a discussion at the AGM and all need to vote on a policy.

Bylaws

6. Jimena has still not been able to present us with a final legal document. Due to the timing of this document, it has been decided to once again pass on presenting this change at this year's AGM but it is going to be an agenda item to discuss at this year's AGM

AGM 2023

7. Jimena has provided the new up to date Proxy letters to Glenn. The new letters now require additional signatures to meet the legal requirements.

Condo Deck Roofs

8. A discussion regarding the deck covering of 3rd floor condos. it was mentioned that we have 3rd floor Condo's that have varying material covering the deck. Some condo's have no cover, some have Palapa covers and others have solid concrete covers. The discussion is, can a homeowner make application to change the material and therefore exterior looks for the cover of their decks. There is actually a thought that the decks are not the property of the homeowner but could be exclusive use property or worse case could be common area so Jemina needs to confirm the actual designation of the deck. If has been mentioned that the exterior of the building is in fact common and therefore altering the exterior is not allowed so then adding a different covering that already is there would be a violation.

2. Managers Items / Updates Fernando / Tomas
 1. A question was brought up regarding the money we spent to redo the Palapas around the family pool. As it turns out there was a large mold issue on the old Palapas and due to health and low cost we had to redo them.
 2. TV cabling has been removed and we are talking with Telmex regarding remaining cables that hang from Building to Building.
 3. It has been brought to our attention that clean outs are not a normal function in Mexico when installing sewer lines. It is a project that we may want to review with the remaining lines to have this issue brought up to a higher standard.
 4. Projects for 2023 are being tabled until we can better establish our budget but we have 4 projects listed but just very hard to set established costing.
 5. A member of the Vigilance Committee has raised concerns regarding the clean outs. He felt this is something that is a must and that our contractors should be reviewed to see that they are looking at higher standards for Plaza Calafia.

3. Financial Update - Kim
 1. The finances for the month were reviewed by all and accepted. Work is being done on a budget for 2023.

Need to send out notice of dues increase as of January 1st (office?). Solano needs notification?
Management is going to go ahead and issue a reminder.

4. Other items.
 1. A discussion took place regarding the employee lunch room area. Seems that there is an ability to make a 1 room residence for an employee to live on site to look after items after hours. It was stated before anything is done on this type of project it would need to be presented at an AGM to get homeowners approval prior to spending any money.

Meeting Adjourned at 8:20 P.M.


Glenn De Goeij
Plaza Calafia HOA President


x

Todd Williamson
Plaza Calafia HOA Secretary