

La Puntilla VC Meeting Minutes
October 11, 2013

Present via conference call were David Hibbard, Don Ronlund, Dave Ronlund, Bonnie Martinson, Diego Ibarra and Cherie Wasyliv.

1. Approval of the September meeting minutes - Bonnie noted that due to computer problems she was unable to read the minutes. Dave moved to approve the minutes as written. The motion was seconded by Don and passed by unanimous vote.
2. Administration Reports -
 1. Administrator Report -
 1. Diego noted that he hired a new security guard named Alvaro, Age 30 and that he started work at LP the previous Monday.
 2. He further noted that he signed the minutes from the Jan. assembly at the notario's office.
 3. Diego told the VC members that he would be sending the draft annual assembly agenda via email shortly for their review and since it must be completed and sent 60 days in advance of the meeting, that all VC members take a look and respond to the email promptly.
 4. He also stated that the last guard hired was working out very well.
 5. When asked about the employment contracts, Cherie noted that whatever was in the office was what was done previously. She further stated that since labor law clearly defines what is and is not acceptable, a continuance beyond the 90 day probation period was useless, but strongly suggested, along with Diego that the labor attorney be consulted and a generic labor contract be drafted.
 2. Victor's Report - Diego noted that there was nothing new to add to Victor's report. Everything was fine and the property is looking great. Diego stated that he and Victor were both trying to find a heavy duty lawnmower and had not been able to do so yet. Cherie offered to pick one up in the states and bring it down the first week of Nov.
 3. Financials - Cherie noted that we must be very careful regarding expenses as we are currently \$50,000 pesos over budget, mostly due to a number of repairs. David stated that we need to continue to press 2B for payment which will offset some of this added expense. Diego noted that Amanda has been in contact with 2B and they will pay something shortly. Diego also noted that he had Lydia Dobbins letter to Lloyds in hand in order to transfer the rest of the reserve account from lloyds to the HSBC reserve account. Victor had a baby boy the previous day and David told Diego to buy a present for the baby. David asked why plants and related supplies category was so high. Diego told him that all the palm trees on the property had been trimmed. David stated that the property did indeed look terrific. He further noted that there was a dead palm tree in the entry median and asked that Diego buy a new one(royal palm) and have the gardeners put it in. Dave moved to approved the admin reports. The motion was seconded by Bonnie and passed by unanimous vote.

3. 8A update - After the last meeting, David met with the Architect and informed him that the proposed infinity pool to the front edge of the property would not be acceptable as it breached the privacy of both homeowners on either side. The architect agreed to redesign and discuss with his clients. David said that nothing would be approved this season. There was also discussion of a second story observation deck, which David quickly informed the architect would never be accepted by the homeowners association. Diego told the VC that at present there were no workers on the property.
4. Maintenance Projects - Nothing new to report
5. Maintenance Issues - Nothing new to report
6. New Business - Nothing new to discuss
7. Don moved to adjourn the meeting which was seconded by Dave. The motion passed by unanimous vote.