

**CONDOMINIO LA PUNTILLA
FIRST CALL TO ORDER**

Under the terms of provisions XIII, XIV, XV, XVI, XVII, XVIII of the Bylaws of the Condominium titled “**CONDOMINIO LA PUNTILLA**” and the articles 25, 27, 28 and all other related and applicable to the Law that regulates the Property Condominium Regimen in the State of Nayarit, the **SEMI-ANNUAL MEETING ASSEMBLY OF CONDOMINIUM OWNERS** for **CONDOMINIO LA PUNTILLA** is hereby CALLED TO ORDER at the meeting that shall be held on **Saturday August 7, 2021, at 10.00 a.m. at private unit or House number 6B** inside the premises of **CONDOMINIUM LA PUNTILLA**, located km 1.5 Carretera La Cruz de Huanacaxtle, Punta de Mita, municipality of Bahía de Banderas, Nayarit, which will be held under the following:

BASIS

FIRST: Only those owners with proven rights as owners or bank trustees, namely, previous accreditation of their rights as owners of **CONDOMINIO LA PUNTILLA**, either in person or through their representatives with original power of attorney are allowed to be present at the Ordinary Assembly. And in regards to the foreigner’s previous power of attorney granted by the bank trustee in original.

SECOND: Owners right to vote will be suspended, fulfilling with Article 30 of the present Law, keeping their right to speak, previous notification to the interested so it can free manifest and the approval of the General Assembly in the following cases: I.- If being delinquent in 2 or more quarters in Maintenance fees and Administration and the Reserve fund; II.- If being delinquent in two or more Extraordinary fees in agreement with the due dates; and III.- When for legal statement or administrative ruling executed accordingly, its been demanded damage payment in favor of the building and this has not been covered. In theses cases the owners are not considerate for the quorum of installation of the Assembly.

THIRD: It is also informed that in the terms of Fraction IV of Article 28 of the current Law, so it can be declared legally constituted in First Call to Order, an assistance of 75% is required, when made in Second call to order the quorum will be integrated

**CONDOMINIO LA PUNTILLA
CONVOCATORIA**

Con fundamento en lo dispuesto en los artículos XIII, XIV, XV, XVI, XVII, XVIII del Reglamento del Condominio denominado “**CONDOMINIO LA PUNTILLA**” y los dispositivos números 25, 27, 28 y demás relativos y aplicables de la Ley que regula el Régimen de Propiedad en Condominio de Bienes Inmuebles para el Estado de Nayarit, se convoca a los condóminos del Condominio antes mencionado a la **ASAMBLEA SEMESTRAL ANUAL DE CONDÓMINOS** del **CONDOMINIO LA PUNTILLA**, que tendrá lugar el próximo **Sábado 7 de Agosto de 2021 a las 10:00 horas**, en la Casa Número 6 B del **CONDOMINIO LA PUNTILLA**, ubicado en km 1.5 de la Carretera Cruz de Huanacaxtle, Punta de Mita, del Municipio de Bahía de Banderas, Nayarit, la cual se desarrollará bajo las siguientes:

BASES

PRIMERA: Sólo podrán asistir a la Asamblea Ordinaria exclusivamente los condóminos que acrediten sus derechos ya sea como propietarios o fideicomisarios, es decir, previa acreditación de sus derechos condominales del **CONDOMINIO LA PUNTILLA**, ya sea en forma personal o sus representantes mediante carta poder original, otorgada ante dos testigos para los mexicanos. Y respecto a los extranjeros previo poder otorgado por la fiduciaria en original.

SEGUNDA: Se suspenderá a los condóminos su derecho a voto, atento lo previsto por el Artículo 30 de la legislación aplicable, conservando siempre el derecho a voz, previa notificación al interesado para que manifieste lo que a su derecho convenga y la aprobación de la asamblea general, en los siguientes casos: I.- Por la falta de pago de dos cuotas o más para el fondo de mantenimiento y administración y el fondo de reserva; II.- Por falta de pago de dos o más cuotas extraordinaria de acuerdo a los plazos establecidos; y III.- Cuando por sentencia judicial o laudo administrativo debidamente ejecutoriado, se haya condenado al pago de daños a favor del condominio y éste no haya sido cubierto. En estos supuestos los condóminos no serán considerados para el quórum de instalación de la asamblea.

TERCERA: También se les informa que en los términos de la fracción IV del artículo 28 de la legislación aplicable, para que se declare legalmente instalada la *asamblea ordinaria en primera convocatoria*, se requerirá de una asistencia del 75%

with the simple majority of the total of the owners. In case of third call to order, the Assembly will be declared legally instituted with the owners present and the resolutions will be taken for majority of the presents.

The determinations adopted by the Assemblies in the terms of this Law, the Bylaws and all the others legal dispositions, force all the owners, including the absentees and dissidents.

FOURTH: In the same way it is informed that in case of no legal quorum, since this moment a second call to order, half hour later (10:30 a.m. of August 7, 2021) is called; and if needed, a third call to order at 11:00 a.m. same date, same place, in terms of the Law for Condominium Regime in the State of Nayarit.

The assembly will have the following:

ORDER OF THE DAY

I. - Attendance list and accreditation of ownership rights of those present.

Guests: Interim Administrator John Whitten and new Manager Cynthia Moreno.

Sign-In Sheet & Proxies attached.

A1 Sandra More, proxy Molly Brittan present
 A2 Andy Lessard, not present
A3 Bonnie Martinson, proxy John Innes present
 A4 Joan & Jeffrey Knutson, not present
A5 Melody & Donald Ronlund, proxy John Innes present
A6 David Hibbard, proxy Amy Welch present
 A7 Pamela Thomas, not present
 A8 Karla Larromana, not present
A9 David Ronlund, proxy Amy Welch present
 A10 Joseph Maggini, not present
 B1 Kurt Miller, not present and not eligible to vote
 B2 Jennifer & Gregory Glick, not present
 B3 Kimberly Edwards, not present
 B4 Rosalinda Baez Haviland, not present
B5 Karen & David King, Karen present
B6 Amy Welch, Amy present
B7 Wayne Judges, proxy Molly Brittan present
B8 Molly Brittan & Jerry Martichuski, Molly present

de los condóminos, cuando se realice en segunda convocatoria el quórum se integrará con la mayoría simple del total de condóminos. En caso de tercera convocatoria, la asamblea se declarará legalmente instalada con los condóminos que asistan y las resoluciones se tomarán por la mayoría de los presentes.

Las determinaciones adoptadas por las asambleas en los términos de esta Ley, del reglamento y de las demás disposiciones legales aplicables, obligan a todos los condóminos, incluyendo a los ausentes y disidentes.

CUARTA: De igual forma se informa que en caso de no reunir el quórum legal, desde este momento quedará convocada la asamblea en segunda convocatoria media hora después, es decir, a las 10:30 diez treinta horas del 7 de Agosto de 2021 y en su caso se convoca en tercera convocatoria a las 11:00 once horas del mismo día y año y en el mismo lugar, en términos de la Ley sobre el Régimen de Propiedad en Condominio de Inmuebles para el Estado de Nayarit.

La asamblea seguirá el siguiente:

ORDEN DEL DÍA

I. - Registro de Propietarios y acreditación de asistentes.

II. - Designación de funcionarios de la Asamblea

B9 Humberto Rodriguez, not present

II. - Designation and naming of the President of the Assembly, Secretary and two Scrutinizers counting of the owners and declaration of being legally installed.

Karen King moved and Molly Brittan seconded to name Cynthia Moreno president, Amy Welch secretary, and Karen King and Molly Brittan scrutinizers.

YES 9 NO 0

Present at 10 AM, 9 of 18 eligible homeowners in person or by proxy. 50%, therefore we waited 30 minutes to call the second call to order. 75% needed for the first call to order.

Present at 10:30 AM, 9 of 18 eligible homeowners present. 50% needed to call the second meeting to order.

III. - Presentation of the general state of affairs of the CONDOMINIUM made by the Administrator, for the period of time understood since the previous assembly (January 20, 2021) until the present date. Discussion and in case the approval of the acts and motions realized by the administrator.

The Property Shop resigned unexpectedly with 15 days notice, as a result John Whitten was asked to step into the administrator role. Jose Luis was asked to become the Site Supervisor. Both accepted those roles. Next was discussion from John Whitten regarding work around La Puntilla.

- Area in and around bodega needs to be cleaned. Tiles by the bodega should be cleaned up and perhaps thrown out, along with the rusty ladder. Molly to check first if any tiles can be salvaged for their carport.
- Cynthia to add a maintenance list/schedule to the Carcamo area.
- Guards and Supervisor each have 3 new shirts.
- Kitchen sink needs repair; bathrooms need to be painted and cleaned.
- Access road to the beach next to A1, was cleaned out with a backhoe and sand moved to 9 A area.
- The Accountants are now in charge of the paying all invoices.
- Cynthia Moreno and gardeners to meet every

computo de derechos sobre el condominio y declaración de estar legalmente instalada.

III. - Informe del Administrador respecto del estado general y los asuntos del CONDOMINIO, por el periodo de tiempo comprendido desde la última asamblea celebrada (Enero 20, 2021) hasta la fecha actual. Discusión y en su caso aprobación del informe, así como los actos y gestiones realizados por el administrador.

2 weeks. They had their first meeting yesterday, Aug 6.

- 5B resolved, she thought she was burgled, her credit cards were found. No burglary.
- 4B property manager is representing himself as the owner, which is untrue. Owner acknowledged that Manuel Torres is the property manager.
- Perhaps a panic button should be installed at the guard house in case of security emergency.
- Discussion of beach front homes being exposed to theft and ways to mitigate. e.g. bouganvillea hedge with wire above; fencing.
- Miesel has not worked for 2 months, then took 14 days vacation. Returning to work Aug 11.
- It was suggested that during low season, perhaps a company should be hired to employ a temporary guard should there not be enough guards to cover the beach front at night.

Karen King moved and Molly Brittan seconded to approve all acts, actions and gestures by the administrator from Jan 2021 through July 31, 2021.

YES 9 NO 0

IV. - Discussion and in case approval and ratification of all and each one of the acts, actions and gestures made by the Vigilance Committee, from January 2021 Assembly through July 31, 2021.

Karen King moved and Molly Brittan seconded to approve all acts, actions and gestures by the VC from Jan 2021 through July 31, 2021.

YES 9 NO 0

V. - Election of a new Legal Representative of the administrator CONDOMINIO LA PUNTILLA, ASSOCIATION CIVIL or A.C., since this date until a new assembly held and protocolized at year 2022, because the resignation of Alvaro Diego Ibarra Camacho. Revoke the powers and granted powers.

David Hibbard moved and Don Ronlund seconded to nominate Amy Welch to be the Administrator of Condominio La Puntilla, A. C. This is an unpaid position.

YES 9 NO 0

VI. - Discussion and approval of the Finance/Income and Expense Reports of the administrator, since the

IV. - Discusión y en su caso aprobación y ratificación de todos y cada uno de los actos, acciones, gestiones y posturas realizados por el Comité de Vigilancia desde la asamblea celebrada el mes de Enero 2021-Julio 31, 2021.

V. - Elección de nuevo representante legal de la sociedad administradora CONDOMINIO LA PUNTILLA, ASOCIACIÓN CIVIL, o por sus siglas A.C debido a la renuncia del anterior representante legal Álvaro Diego Ibarra Camacho, a quien se le designara a partir de esta fecha y hasta que se celebre nueva asamblea y sea protocolizada en el año 2022. Revocación de poderes al anterior representante y Otorgamiento de Poderes al representante elegido.

VI. - Discusión y en su caso aprobación de los estados financieros, reporte de ingresos y egresos comprendidos en el informe del administrador, desde la asamblea anterior, enero 20 de 2021 – 31 julio 2021.

previous assembly celebrated on January 20, 2021 through July 31, 2021.

Don Ronlund moved and Karen King seconded to approve the Financials and Expense Reports of the Administrator of Condominio La Puntilla, A.C. from January 20, 2021 through July 31, 2021.

YES 9 NO 0

VII. - Approval by the entity, known as CONDOMINIO LA PUNTILLA, granting full power of attorney to CONDOMINIO LA PUNTILLA A.C. for the purpose of carrying out the agreements made in this assembly. Said power of attorney will include, but not be limited to banking, presentation of documents to the public official, and all legal matters pertaining to the entity CONDOMINIO LA PUNTILLA.

Molly Brittan moved and Don Ronlund seconded to approve Amy Welch to represent Condominio La Puntilla, A.C. in carrying out all agreements made in this assembly; including but not limited to banking, presentation of documents to the public officials and all legal matters pertaining to Condominio La Puntilla.

YES 9 NO 0

VIII. - Designation of a delegate to the Assembly to appear before the public official of her choice to formally register the agreements that may be taken.

Don Ronlund moved and Karen King seconded to have Attorney Norma Rodriguez represent La Puntilla to register the meeting documents and have them notarized.

YES 9 NO 0

IX. - Recording and in succession, approval of the minutes of the meeting which contains agreements taken in the points that are referred to in the Agenda.

Amy Welch agreed to send draft minutes within 24 hours of the meeting to those registered as being in attendance. Said minutes will be reviewed with suggested changes requested to Welch by Monday, August 9, 5 PM.

YES 9 NO 0

X.- Adjournment of the meeting

VII. - Aprobación por la entidad, conocida como CONDOMINIO LA PUNTILLA, concediendo plenos poderes a CONDOMINIO LA PUNTILLA, A.C. con el fin de dar cumplimiento a todos los acuerdos aprobados en esta asamblea. Dicho poder se otorgara con amplias facultades legales incluida la facultad prevista por el artículo 9 de la Ley General de Títulos y Operaciones de crédito, que se le otorga, a efecto de que la pueda ejercitar conjuntamente con el Tesorero del Comité de Vigilancia y/o el Representante Legal del Administrador del condominio, siendo indispensable siempre 2 de las 3 firmas indistintamente, esto es, se le otorga la facultad de girar, suscribir, endosar y negociar cheques y títulos de crédito, abrir y cerrar cuentas bancarias, siempre y en cuanto se refiera a la buena administración del condominio, presentación de documentos para la publicación oficial, y todos los asuntos legales referentes a la entidad CONDOMINIO LA PUNTILLA.

VIII. - Designación del delegado para llevar a protocolizar el acta de asamblea correspondiente.

IX. - Redacción, lectura y, en su caso aprobación de la acta de la Asamblea.

X.- Clausura de la Asamblea

Molly Brittan moved and Karen King seconded to adjourn the meeting at 11:34 AM
YES 9 NO 0

ATTENTIVELY

La Cruz de Huanacastle, NAY, July 23, 2021

Vigilance Committe
Condominium La Puntilla, A.C.

David Hibbard
David Chandler Hibbard
President of Vigilance Committee

Karen King
Vice President

David Ronlund
Treasurer

Amy Margaret Welch
Secretary

Molly F. Brittan
Vocal

Donald Ronlund
First Alternate

Vacant
Second Alternate

ATENTAMENTE

La Cruz de Huanacastle, NAY, 23 de Julio de 2021

Comité de Vigilancia
Condominio La Puntilla, A.C.

David Hibbard
David Chandler Hibbard
President of Vigilance Committee

Karen King
Vice President

David Ronlund
Treasurer

Amy Margaret Welch
Secretary

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Vacant
Second Alternate