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Minutes of the Ordinary General Assembly of the Owners of the Condominium “La Casa que ve al Mar”  
November 3, 2025  
Las Adelitas

The meeting was called to order at 10:06 a.m.

Quorum was established at 90.7%,

Everardo opened by thanking everyone being present in the joining of the meeting. He explained that, while arduous, the necessary signing of the two documents for meeting admittance includes one for the meeting and one for the notary.

By unanimous vote, Michael Soltman, Kelly Andresen, Laura Fess and John Bonzer were appointed as President, Secretary, and Scrutizers of the Assembly respectfully.

Michael Soltman began the meeting having all the owners and administrative staff formally introduce themselves. He recounted, praised and thanked the administration team, the surveillance committee and individuals for the outstanding work done over the 24-25 year. The above-mentioned report was approved by unanimous vote.

Everardo Gallegos presented the Surveillance Committee’s Report from November 2024 to October 31, 2025. Non issues presented by Everardo to meeting participants included:

- The recognition of the closeness of the committee and how well they work together.
- The recognition and importance of the reserve funding that we keep.
- That it was determined the elevators were in surprisingly good condition after 25yrs of use.

The Treasurer’s Report and financial statements for the periods of September 1 to December 31, 2024 and from January 1st to September 30th, 2025 were presented and unanimously approved. Budget activities and issues presented by Everardo to meeting participants included:

- Water remains CVM’s largest expense.
- Dues include contributing to the reserve fund to pay for unforeseen large expenses.
- Paid for expenses outside of the 23-24’ budget were erosion control fencing and the new pedestrian gate.

Everardo presented the Administrator’s Report regarding activities carried out by the administration for the periods of November 1 to December 31, 2024 and from January 1st to September 30th, 2025.

Activities presented by Everardo to meeting participants included:

- Admin strives to do their best for CVM to hire reputable people for work needed and consider cost for repairs as well.
- In the last four years, water damage to wood has been a large cost. Admin has found a solid contractor to continue this ongoing work, and some wood posts have now been replaced with concrete.
- The fence behind garbage can area was surveyed for accuracy and replaced, and erosion control was completed.

- It was recommended that when it comes to issues with pools that owners hire a professional for repair to avoid water waste.
- Pool filters successfully kept up pool clarity after being run 24hrs a day this last year.
- Requested for topes on La Ropa road in front of CVM is currently with City Hall.
- Regarding shootings, it was explained there is a Narco war ongoing in Mexico. There are no issues in Zihua unless two sides are fighting amongst themselves.
- All owners now have cards to enter the pedi gate at the bottom of the property. The gate records all activity in and out.
- It was acknowledged the importance and appreciation that administration was allowed to check for leaks in all the condos during termite spraying. It was suggested that when not in use, the water main be turned off at the source in each unit.
- In addition to taking care of common areas, bodegas are now included. They is also inclusive to termite fumigation. No termite activity was reported after the annual work was done. It was also mentioned that Bodega taxes needs to be paid every year along with Condo taxes.
- Intercam was the only bank that allowed non-residents to open accounts. This is no longer the case, and it was recently bought out by Kapital. At this time, WISE is the only option to transfer money into an account there.
- Guerrero State has new condominium laws #240 after 24yrs using the #557 laws. It is being recommended that all condos update their bylaws in accordance with the new laws.

The following persons were appointed by a vote of the Assembly as new members of the Surveillance Committee, for a period of one year starting today:

President: Mike Henderson  
 Treasurer: Barbara Tucker  
 Secretary: Kelly Andresen  
 Vice President Building A: Marc Zuliani  
 Vice President Building B: Jack Bittner  
 Vice President Lots: Wayne Womack

The current Administration was approved for the upcoming year.

The 2025-26 Association Budget with a 3.7% dues increase was approved unanimously by the Assembly. It was noted that this year inflation in Guerrero is under 4% and that the Administration is able to keep the same pay rate because of this stability.

The Assembly deliberated on proposals submitted to the General Assembly related to the Condominium operation as follows:

- a) Proposal to add a terrace to 501B.

After discussing this proposal, the Administrator asked the Homeowners for their vote. The proposal was not passed receiving 51.73% of the 90% needed.

- b) Exterior alteration for 503B Bistro Patio Wood trim.

After discussing this proposal, the President asked the Homeowners for their vote. The proposal was not passed receiving a 71.78% of the 90% needed.

- c) Proposal to renew or cancel the current hurricane insurance.

After discussing this proposal, the administrator asked the Homeowners for their vote. The proposal was approved with 51.28% majority approval.

- d) Proposal to add Article 32 to the Construction Bylaws stating that all construction must be completed within 24 months and that a fine would be assessed for each month it goes beyond that.

After discussing this proposal, the administrator asked the Homeowners for their vote. The proposal was passed with 84.62% majority approval.

- e) Proposal that anyone intending to serve on the SC must present to the condo management committee the confirmation of the payment of their SAT if they rent their property.

After discussing this proposal, the administrator asked the Homeowners for their vote. The proposal was passed with 74.36% majority approval.

- f) Proposal that the administration assess monetary fines for non compliance.

After discussing this proposal, the administrator asked the Homeowners for their vote. The proposal was not passed with 74.36% majority against.

- g) Proposal for Water Conservation and Cost Reduction – Two votes: 1-\$500 Pesos per occupied rental week for two guests, \$1000 pesos per occupied week for four or more guests and 2-Dipping pool refills will be refilled at owner's expense.

After discussing these proposals, the administrator asked the Homeowners for their vote. First proposal was not passed with 67.57% majority against. Second proposal was passed with 75.68% majority approval.

Meeting was adjourned at 1:43p.m.

#### Civil Association Meeting

Las Adelitas  
November 3, 2025

Everardo commenced the meeting of owners at 1:21p.m.

By unanimous vote, Micheal Soltman, Jimmy Coyne, and Susan Caylor Funderburk were appointed as President, Treasurer, and Secretary of the Assembly, who accepted the conferred charges.

The administrator declared the ordinary and extraordinary general assembly of associates formally and legally installed, having legal force the agreements that derive from it.

The Civil Association Meeting adjourned at 1:23p.m.