
Minutes of the Ordinary General Assembly of the Owners of the Condominium “La Casa que ve al Mar”
November 4, 2024
Las Adelitas

The meeting was called to order at 10:17 a.m.

By unanimous vote, Mike Henderson, Barbara Tucker, Leslie Morrison, and John Bonzer were appointed as President, Treasurer, Secretary, and Teller of the Assembly respectfully.

Quorum was established at 91%,

Mike Henderson began the meeting with a moment of silence in memory of Ed Tucker, a long standing and well-loved member of the CVM community who passed away in recent weeks. Mike thanked the Terran Rojas team for their proactive work and oversight in the administration CVM and adherence to the budget. Mike also thanks the members of the Surveillance Committee for their service. The above-mentioned report was approved by unanimous vote.

Everardo Gallegos presented the Surveillance Committee’s Activity Report from November 2023 to October 31, 2024. Issues presented by Everardo to meeting participants included:

- CVM established a separate account to fund severance payments for employees leaving CVM employment.
- Two new security guards were hired and a new lead of security was appointed. Additional security measures accomplished this year included installing two new video surveillance cameras, assigning security guards cell phones, and ensuring security guards were trained in security and health and safety measures.
- Four chairs and new umbrellas, umbrella covers, and lounge chair covers were purchased for the pool area and installed.
- Kelly Andresen updated the CVM website.
- Marc Zuliani presented proposed revisions to the rules for guests/renters, consistent, with the bylaws. Owners who rent shall have renters review and sign these rules at the start of their rental period (i.e. when provided with unit keys). These new rules will also be posted on the CVM website. The Surveillance Committee will continue to work on updating the rules for owners.
- Please let the Administration know if owners are not honoring the seven (7) day minimum rental period and are renting their units for periods less than seven (7) days.

The Treasurer’s Report and financial statements for the periods of September 1 to December 31, 2023 and from January 1st to September 30th, 2024 were presented and unanimously approved. Issues presented by Everardo to meeting participants included:

- Hurricane insurance has been paid quarterly.
- Water remains CVM’s largest expense. In the coming year, the Administration will attempt an analysis of where water is being used (Building A, Building B, pools, and grounds) and report back to the General Assembly at the next meeting.

Everardo presented the Administrator’s Report regarding activities carried out by the administration for the periods of November 1 to December 31, 2023 and from January 1st to September 30th, 2024.

Activities presented by Everardo to meeting participants included:

- CVM changed banking institutions, establishing an account at Santander Bank.

- Investment in the solar panels in 2023 is being reimbursed from savings in electricity costs generated by the solar panels.
- Repairs of leaks in the small pool were completed.
- Upon recommendation by the Surveillance Committee, CMV purchased a water meter to verify amount of water delivered by pipas. Cost of water remains a top concern for CVM and opportunities for water conservation were discussed by meeting participants.
- Repairs to the roof in the pump room under the small pool were completed.
- Lighting in the large pool was replaced.
- Tile around the small pool was replaced with a non-slip surface.
- The incoming Surveillance Committee will review the translation of the bylaws to ensure there is consistency in language between the Spanish and English bylaws.

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

President: Michael Soltman
 Treasurer: Barbara Tucker
 Secretary: Kelly Andresen
 Vice President Building A: Marc Zuliani
 Vice President Building B: Ted Van Duin
 Vice President Lots: Eduardo Valencia

The current Administration was approved for the upcoming year.

The 2024-25 Association Budget with a 5% dues increase was approved unanimously by the Assembly.

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.

Proposal was withdrawn. No vote taken.

- b) Proposal to amend Article 73 to change the dates for elective repairs and construction from May and June and September and October to May through August.

After discussing this proposal, the President asked the Homeowners for their vote. The proposal passed with 44.83% approval.

- c) Proposal to renew hurricane insurance for the next three (3) months while evaluating the existing policy.

Proposal was withdrawn. No vote taken. The Surveillance Committee will investigate our current hurricane insurance coverage, including policy limits, the reputation of the insurance provider, and the competitive costs of coverage.

- d) Proposal to install ground netting and cover netting with ground cover plants in area of erosion between Buildings A and B.

Proposal was withdrawn. No vote taken. The Grounds Committee will explore erosion control measures.

- e) Proposal for monthly maintenance report posted on CVM website, including dynamic spreadsheet of current and future projects.

Proposal was withdrawn. No vote taken.

- f) Proposal for the Administrator to prepare a detailed report of condominium perimeter security fence and use reserve funds for repair and/or reinstallation.

After discussing this proposal, the President asked the Homeowners for their vote. The proposal did not pass with 57.51% not approving.

- g) Proposal for a rock retaining wall between units 101A and 102A to mitigate erosion.

After discussing this proposal, the President asked the Homeowners for their vote. The proposal passed with 75.18% approval.

- h) Proposal to require owners to spray exposed wood in their units within the same month as CVM completes annual termite abatement.

After discussing this proposal, the President asked the Homeowners for their vote. The proposal passed with 60.40% approval. The period for fumigation in the coming year will be June 2025.

Meeting was adjourned at 1:25 p.m.

Civil Association Meeting

Las Adelitas
November 4, 2024

Everardo commenced the meeting of owners at 1:20 p.m.

By unanimous vote, Mike Henderson, Jack Bittner, and Susan Caylor Funderburk were appointed as President, Treasurer, and Secretary of the Assembly, who accepted the conferred charges.

The president 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 1:25 p.m.