

## Bahia Tower 2 Board Meeting Monday, April 4, 2022



### Bahia Tower 2 Board Meeting Minutes

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#### Board Attendees:

Rodrigo Murgas, Sean Hammerle, Rudi Van Enoo, Alvaro Piñeiro, Ariel Solano, Jim, Ed Shacka

#### Board Members not present:

Benita Vega, Javier Bru, Sean Hammerle

#### Guests/Advisors present:

Norm Johannes

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#### Agenda:

Call to Order: 7:11 pm

Rodrigo Murgas, President

#### Topics:

1. Rudi started with the urgency of having a Sea wall. Corrosion of the beach was extensive last year and only quick action of using sandbags saved it from washing away entirely. This will be a recurrent problem and needs to be mitigated.

- Alvaro and Rudi explained and clarified doubts about the Sea wall and the height of the barrier, security measures, distance from where the barrier will be built, measure for people with knee problems and stairs to go down to the beach. The quotation showed for this project is \$ 56,551.50.

2. Ariel reported on non-Recurrent income and expenses from tower 100 and tower 200.

- Rodrigo stated that Bahia should be seen as one PH not two different towers since all areas are used by both. Some areas like the gym, Spa and rec. room are paid by tower 1. Electricity for much of the grounds is paid for by tower 1 since the meter is located in tower 1. Other maintenance costs are unevenly paid for by both towers. Therefore it seems much better to treat the entire compound as one and use the money from both towers to pay for all the things that benefit both towers.
- Rodrigo stated that there is not a way to combine both bank accounts, but we can maintain the two accounts and keep separate books since there are two fincas.

3. Ariel reviewed the budget of income and expenses of PH 2022 for Tower 10 and Tower 200.

- The budget shows a deficit on income in each tower at the end of the year, was saying
- Rudi expressed concern as to why this budget shows this deficit at the end of the year for each tower. Why the suggestion to increase the fees, and why it will be necessary now and has not been in the last 10 years.

- Counter comments from Ariel are that much has gone up in prices, including payroll and many other things. Much neglect of many aspects of the property, like the various electric and water plants on the property for example require timely maintenance and much has to be replaced. In order to keep the property in good condition and safe for the inhabitants we must be willing to be realistic and face the fact that we have not been investing in the property in the past 10 years as we should have and now is the time to correct that.
- Adjourned