

## Bahia Tower 200 Meeting Minutes

Monday, October 4, 2021

### Board Attendees:

Rodrigo Murgas, Alvaro Piñeiro, Rudi Van Enoo, Ed Shacka, Benita Vega, Javier Bru

Board Members Not Present: Sean Hammerle

### Guests/Advisors Present:

Norm Johanes

### Agenda:

Call to order at 7:10 PM by Rodrigo Murgas

### Old Business:

Corcione Negotiations: No updates. Rodrigo to follow up.

Fire System Inspection: Discussed that possible future costs will need to be determined.

Pet Entrance: Notification needs to be sent to all owners that visitors and short-term renters will not be allowed to bring in pets. Rules to determine short/long term rental periods need to be discussed, approved, and updated to establish when pets will be allowed.

Owners Entrance: Need to set monitoring rules of entrance. Do we know who is actually in registered vehicle coming through gate?

Balcony Status: Additional damage noted on Piso 3 rear of tower.

Rodrigo to meet again with Corcione. Leaning toward accepting quote by Contratistas de Panama, S.A. Vote taken to approve quote by Fletcher.

Tennis Court: Repairs started last week.

Beach Erosion: Additional sandbags added. Status and future resolution to be discussed the beginning of next year.

Zender – Meeting to be held on Thursday, October 7 to with Lourdes to discuss software.

Structural Assessment: Work completed in garages. Rust inhibitor to be applied.

Reserve Amount: Discussed opening savings account to earn interest and build account by adding a percentage every month. Discussed whether it should contain 1 or 2 months. Vote was taken. All members in favor of opening account. Rodrigo, Rudi and Ed voted to have 2 months in reserve. Benita and Alvaro agreed to 1 month.

Dog Park Area: Costs to be received for generation of small park located between tennis court and water treatment plant using materials from old enclosed volleyball court.

Registro de Urgencia: Discussed and agreed that creating an emergency contact list was in the best interest of owners. Especially full time occupants.

New Business:

Asamblea: Need to schedule meeting to approve the sale of 14D and possibly 5E. Discussed ratifying tripartite agreement.

Renters Rights: Rodrigo to discuss with Administration.  
Meeting adjourned at 8:55 PM by Rodrigo Murgas