

Bahia Tower 2 Board Meeting Monday, September 13, 2021



Bahia Tower 2 Board Meeting Minutes

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Board Attendees:

Rodrigo Murgas, Alvaro Piñeiro, Rudi Van Enoo

Board Members not present:

Sean Hammerle, Ed Shacka, Benita Vega, Javier Bru

Guests/Advisors present:

Norm Johanes

Agenda:

Call to Order: 7:00 pm Rodrigo Murgas, President

Old/New Business:

1. Beach erosion: we are going to wait until December to do something definite, after all the El Niño / Niña happens. In the meantime, we are going to continue with the sandbags. We are going to continue using them and get more to have them as spare. We did not lose any bags today.
2. Poda de árboles: It seems like they went a little too far when cutting branches. This project was not informed to the boards. Next time it had to be communicated beforehand, given that Alvaro and Rudi met with them last Friday, and they did not mention anything about this.
3. Corcione's update: a report of Palmadera was sent along with quotes from Palmadera and Cattan.
4. Zender: meeting with them. Waiting on feedback from Benita on how to move forward
5. WhatsApp Broadcast list en prueba. Seems to be working.
6. Structural Assessment: Corcione is done with the mensulas and should deliver a report to be reviewed by our structural engineer (Gabriel Castro's friend)
7. Reserve account: we should open a savings account.
8. No need to increase HOA fees. We need to try to sell 14D ASAP.
9. Alvaro: Current Asset Leveled between towers: Ariel suggests that Tower 200 pays more from now on, until we are leveled. Rudi: Tower 200 was carried by tower 100 for the first 2 or 3 years, so it would be fair. According to findings at the escrituras, the pools and sports courts belong to Tower 200. The best way to do this is to have something like APRUCC (Coronado old condominium)
10. Alvaro and Ariel suggest that we reduce the reserve from 2 months to 1 month. Rodrigo doesn't agree and believes we should increase it to 3 months. We should try to sell 14D to move forward.

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11. Status balconies: Waiting on Eduardo Herrera to finish his inspections of possible vendors. Rodrigo Arias proposed we quote with the same guy who fixed the adult pool. The engineer is coming on Wednesday.
12. Tennis court: waiting for final quotes. The project could cost \$8,000. Rudi thinks we should start with the balconies and not with the tennis court before. Alvaro suggests we have the money to do both. We should wait to get the balconies at least started, before we do this.
13. Dog area: Have an area where dogs could play without leash. The area is between Nico's house and water treatment plant. Rudi asks how big is the area: 180 sqm. The idea is to use part of the glass from the squash court. We would need to get the hardware to install the glass panels.
14. Registro de Urgencia: Several owners live alone. We need to have a direct contact with a relative. The registration would be voluntarily, and it would be treated confidentially.
15. Pets from renters: Alvaro suggests that a fee is charged for renters that come with pets. Because a lot of renters are sent back to Panama because they brought a pet. Rudi and Rodrigo don't agree with allowing renters to bring dogs.

Announcements

- Next Meeting Date: Monday, October 4, 2021

Meeting Adjourned at 8:19 pm by Rodrigo Murgas

Written by Rodrigo Murgas, President

Submitted by Sean Hammerle, Secretary