



PALMA VISTA HOMEOWNERS ASSOCIATION
1353 Ave. Luis Vigoreaux PMB-341 Guaynabo, PR 00966

Minute Meeting Board of Directors
Friday March 20, 2020

Present:

- Dr. José Muñoz, President
- Mr. Kevin Sherratt, Treasurer
- Dr. Cristina Ramos, Secretary
- Invitees
- Lillian Domínguez, TPM- PV administrator
- Lic. Vivas

The meeting was started at 4:00 PM

Issues discussed and determinations of the Board of Directors:

1. Update of the Short-Term Rental Protocol- Dr. Ramos

- a. There has been difficulty coordinating the meetings, Dr. Ramos will send an email to the committee with a summary for additional suggestions and recommendations. Dr. Ramos will be in contact with Lic. Vivas for preparation of the official document. As previously notified Lic. Vivas will subcontract a lawyer that will help with the amendments to the master Deed.
- b. Lic. Vivas- Prepared letter to notify absentees, the notification was sent by email. No responses were received, the term to answers was within 30 days. Therefore, the Short terms protocol has been officially approved.

2. Update of Superintendent's work-Ms. Dominguez:

- a. Work continues at PV despite the "lock-down" since this is considered an essential service.
- b. The waste/trash container has rusted and has a foul smell. The company will be contacted to change the waste container. There has been trash in front of the container possibly due to the current situation. Will notify owners if this behavior continues.
- c. The work plans continue for March-April:
 - i. April: Power wash the complex, maintenance of the generator and Diesel
 - ii. No gardening this week, only cleaning due to the situation with COVID-19

3. Cameras: cameras have been reset and they are working properly. Consider a cote for an additional camera in the work/pool machinery room.

4. Pool lights and maintenance: the light has been fixed without cost due to warranty coverage.

5. Palma Vista Mailbox Changes: current service is contracted till may. Will change in May to USPS with a cost of \$128 per year.

6. Status with Collection of NEW HOA adjusted fees and projections: there was a problem with the program, Ms. Dominguez resent the bills today and will send another reminder. Will negotiate the fees for service charges for electronic payments.
7. Extraordinary and Ordinary Assembly August 28/29, 2020- there is the possibility that the assembly will be postponed due to the current situation with COVID-19. This decision will be made later depending on the situation in PR/US.
8. New issues:
 - a. Graffiti: the situation was evaluated in the past; the graffiti is not removed by power washing and multiple other agents were tried without success. Possibly paint over the graffiti with a matching color, this will be considered in the future. The walls will be power washed in April.

Next meeting April 17, 2020 at 4:00 pm.

The meeting ended at 5:00 p.m.

Minute Meeting Board of Directors

Minutes taken by Cristina Ramos



José Muñoz
President-Board of Directors
Council of Titulares Palma Vista

Cristina Ramos
Secretary-Board of Directors
Council of Titulares Palma Vista