



Minutes
Regular Meeting
Vivo Resorts Leadership Council
February 16th, 2023, 10:30 pm CST
Online Meeting & Vivo Board Room

Attendees:

Margie Lunder – Regime 1, John Moser – Regime 2 Residential, Pat Simpson – Regime 2 Commercial (Secretary), Kim Horrill – Regime 3 (Chair), Sandra Irvine (Vice-Chair)– Villas, Cary Mullen -Developer, Diane Hache – Vivo Foundation

Management: Alma Angulo- Condo Manager, Catterina Calderon – General Manager

Call Meeting to Order and Proof of Quorum The meeting was called to order at 10:31 am CST

Approval of Minutes –Minutes of the November 21, 2023, Regular Meeting were approved as distributed.

Owner Forum – Letter from Jeff & Kelly Vermeulen, see below; was discussed.

Note: request English speaking legal resource that Owners could use in emergencies.

The Board discussed what they could do as a community. The road is on Federal land within a municipality. Cary mentioned perhaps a speed bump (tope) or a solar light. Cary is working with other developers in the area on a solution and will have a meeting later today. Catterina is working Esteban, the head of security at Vivo and also head of civil protection for the coast will work on planning for topes. Since it is municipal property, there is no guarantee that actions can be taken.

Management Report

Alma gave the management report.

1. General
 - a. Installed intercoms in all elevators except Club House.
 - b. No Incidents.
 - c. Parking policy to be distributed at AGM.
 - d. Management is working on different projects:
 - i. Elevator energy storage-UP System (ECOPULSE, Vendor). (Sent quotes to Boards of Regimes 1 &3)
 - ii. General Voltage Regulator - per Regime and Resort wide. - – Gabriel is still working on it
 - iii. Solar options and viability per Regime. – Jim

2. Operational Update.

- a. Solar Proposal – committee met once. Jim Suggett reported below.

Per the Terms of Reference, a committee of 3 owners & 3 Vivo reps has been established.

The committee met most recently on February 1 to discuss the scope of the project and determine next steps. Vivo Development shared information on solar studies that they have underway with a third party.

Next steps for the committee:

Matt (Vivo) to share studies performed by EcoPulse with Claude for his review

Claude to update his solar proposal with 2022 electrical consumption data

Matt, Gabriel, Claude & Jim to tour the Regime 3 electrical distribution system & validate understanding.

Follow-up meeting to be scheduled to review design & cost of a potential system.

The terms of reference of the committee could be provided separately to the Leadership Committee if they're interested. It will be shared with the LC Board.

- b. Fiber project status for Villa Owners. Details will be presented at the Villa meeting next week.
 - c. Violations of communications policy continue. Please add information to the AGM slides. An updated Owner Information Packet will be distributed at the AGM.
3. State of the Resort and COVID-19 update.
 - a. The Resort continues in green status with no restrictions.
 4. General Resort Information (Continuing Projects)
 - a. Composting & Trash- Catterina will be doing the report. The area will be cleaned up and moved to another area. Working with Rio Grande University on recycling and composting and later training the Owners on the processes. Working with Chila and Puerto Escondido to remove the current trash. Three designated areas will be created. Chila will come twice per week. Construction will be in a different area. Security will monitor access to prevent unauthorized vendors from dumping trash. The university will review our current equipment to see how it can be utilized.
 - b. Catterina will work with people from the Foundation on coordinating the efforts and to support a small plastics recycling company.
 - c. Catterina suggested a flyer to inform guests and Owners about the recycling and composting program.
 5. Survey to Owners
 - a. Sent with multiple reminders. Survey will close prior to AGM. Pat will include a summary in the AGM presentation.

Foundation Report – Diane Haché will send a report.

**Report to Leadership Council on February 16, 2023
by Diane Hache, Vivo Foundation**

Reports on 2022 Projects

1. Turtle release (letter from Campamento director)

During 2022, we were present at Vivo resorts for a total of 56 days to release pups, with 517 people in attendance in total. Over the year, we protected a total of 753 sea turtle nests and released 47,931 hatchlings into the ocean: 528 leatherback turtles, 9,970 brown turtles, and 37,613 olive ridley turtles.

To maintain surveillance of the beach during the 365 nights of the year, we purchased 2,445.5 litres of gasoline and traveled a total of 33,059 kilometres (90 kilometres on average per day).

Once again, I thank you for your support, we hope that this coming year will be a better year for the conservation of sea turtles and Palmarito beach.

2. Campamento's Dark Nights project

The documentary is ready in Spanish (with subtitles) and the English version is almost done.

We hope to ramp up viewing. Catterina, I sent you some suggestion regarding that.

Also Campamento has been having challenges with other turtle camp.

New projects

Approved project for 2023 so far

Snip Sisters program funding

Casa Hogar program funding

Kids First English Language School in Chila

Chila Health Clinics

Start up funding for Second English language school for kids in P-E

Turtle Release Program

One-off scholarship with owner matching funds

Here are a few new initiatives we have been working on:

Support for Casa Hogar repairs and household equipment.

Shelter for women in Puerto Escondido or Chila

Second request for Dark Nights programming coming

Potential new scholarship program

Recycling and composting initiatives on site

Chila Request for Funding

The mayor of Chila has made quite a list of requests.

For example: Chila Entrance arch, Chila sidewalks, Chila street identification, Chila festivals, Chila children's day, Tuba for the band... which are outside our guidelines.

Two items merit some attention: help for the library (which we visited recently) and health Center support.

Sherryl and I will be meeting with the Mayor and his son to discuss possibilities on these last two item on February 28, 2023.

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In preparation for the meeting, I have requested a town budget to better understand the scope of their work. We were handed the speech at the town meeting last month (24 page speech).

Here are a few interesting facts from the report:

- there are 40 employees, which is than in previous years, 13 in administration, 13 in maintenance, 5 security officers, 3 on garbage collection, 1 panteonero, 5 plumbers.
- The main challenge is the town water. He has ordered a study to see if pump and valve placement is at the root of the problem.
- Under accomplishments: improvements to library collections (all from donations); road and lighting improvements; road closing at school arrivals and releases;
- The report is scanned and available if you want it.

Finances

All funds have now been transferred to the proper account. The VF board manages all funds. Year ends have been closed for 2021 and 2022. We hope to have an annual 2022 report by end of March.

Volunteers

We are appealing to one and all for new board members and volunteers for fundraising, community liaisons and communications for the Foundation.

Cary suggest the there be a Celebration of 500K turtles released. Diane with ask for a weekly report.

Unfinished Business - None

New Business

Quarterly Fiscal Discussion – All Regime treasurers reported no issues with the financial statements year to date.

Discuss issues with stray animals and feeding. Discussions were had about setting up a program and a working group to manage this situation. Catterina will work with this group and look for a working partner. This can be mentioned at the AGM. Sandra and Kim will work on developing the group.

Discuss prep for Annual meeting report.

Other Reports

Developer Report.

1. Town Hall Will be covered at AGM.
2. Parking lots for Regime 3 – Jesus (head of construction, as a shortterm solution, will double the parking spaces within the next 30 days.

Catterina – working on issues with pool chairs. Enforcement and information. Rental Owners. Our neighbors guests. Remind all the negative talk is harming everyone. Kim will mention stop the negativity. Part of impacting the culture. Impacts the morale of the staff.

Adjournment

The meeting adjourned at

Owner Letter.

Greetings Kim and members of the Regime 1 Board.

As some of you aware, Kelly and I were involved in a bad car accident at that intersection on Wednesday evening February 1, 2023

Our car was hit from the back by a motorcycle with two young men going at high speed, without helmets, intoxicated and without lights, while driving at night.

Obviously, they made mistakes that resulted in the 28 year old driver being dead and the other 16 year old severely injured. Kelly and I are ok, but shook up by this event.

While going through this trauma, Kelly and I are thinking as to what could be done to improve the safety of that intersection, in cooperation with Vivo, the Leadership Council and the municipality to whom Vivo and all property owners at Vivo pay property taxes.

Here are a few suggestions, we would like to share and recommend:

1. Install two sets of topes, slowing down traffic on highway 200, on either side of the intersection.
2. Improved lit signage, better indicating that there its an upcoming tricky intersection
3. Improved solar lighting at the corner of the intersection, with a maintenance program in place to ascertain the lights are operating at all times.
4. An escape on the side of the road, where people can park until they feel it is safe to make the left turn onto Vivo road from Highway 200.

I am sure that Vivo has one or two key employees who have first rate relationships with the management of the applicable municipality.

Perhaps we could take advantage of these relationships to instigate some meaningful dialogue with the municipality.

Thank you for giving these suggestions consideration. Our only objective is to make all users of the Vivo Road safer in the future.

Please let us know if Kelly and I can do anything further to advance this project.

Cheers,

Kelly and Jef Vermeulen