



VIVO RESORTS

OAXACAN BEACHFRONT LIVING

Minutes
Regular Meeting
Vivo Resorts Leadership Council
November 23, 2022, 12:00 pm CST
Online Meeting & Vivo Board Room

<https://global.gotomeeting.com/join/453550933>

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 12:06 pm CST.

A quorum was present

Approval of Minutes –Minutes of the August 10, 2022, Regular Meeting were approved as distributed.

Owner Forum – No Owner concerns were presented

Management Report

1. General
 - a. Safety -Esteban Vasquez was hired to enhance the safety program. He had served as Vivo’s Civil Protection representative for the municipality. He was very involved with the development of the Risk Management fire protection, and Emergency Action Plans. An excellent resource.
 - b. Incidents
 - i. Elevator entrapment Building M.
 1. Team has been reinstructed on the protocols when the power goes out and when the switches are automatically triggered to shut down. An overnight maintenance person will be hired to monitor issues. Security will patrol the elevators more frequently. If an elevator is not working, they will check for entrapped people. The speakers for the alarms will be monitored to ensure they are functioning. Alma reviewed personally last week.
 2. Electrical Issues causing these problems

- a. Cary reported that CFE has been more unstable recently due to electrical grid supply and management issues. This is even more pronounced in Puerto Rico because it relies on a more remote supply source. The impact has been greater in the last 6 months. The government is working on solutions.
 - b. Gabriel is looking at resort-wide methods to protect the elevators and other electronics and will report solutions as soon as he is able.
 - ii. Unsafe conditions in front of Buildings L&M due to redesign of the parking lot
 - 1. The brick path near M was reinstalled and vegetation is planned on being planted soon. A temporary remedy of dirt fill was made in the area of the pothole. A permanent fix will be made as soon as possible. Cary will discuss lack of sufficient parking with the construction team.
 - iii. Long term tenant was threatening and confrontational to a staff member
 - 1. Management spoke with this individual concerning his actions and he apologized. The report of assault was incorrect, and the situation exaggerated. In the future, all issues concerning owner behavioral issues should be addressed through Alma and Caterina who will determine the next steps.
 - iv. Road work has been completed.
- c. Website
 - i. Continues to be enhanced on safety protocols.
 - ii. Added disclaimer concerning sharing of confidential Regime information
 - iii. New policies on communications and rights and responsibilities posted to community website.
- d. Foundation Update
 - i. **Foundation dinner**
 - 1. 715,000 pesos - all told
 - 2. 40% increase
 - 3. Able to continue all programs
 - 4. And increase offerings
 - 5. Hopefully locally, mayor Luna submitted a wish list
 - ii. **Dark Nights**
 - 1. We had 3 viewings of the documentary last week. So far the reaction is so positive. Owners want to know what they can do right now.
 - 2. Next steps-
 - a. Planning one day and time a week for showing the documentary.
 - b. Campamento is preparing material to help with making better lighting choices, and sourcing bulbs etc with local lighting

- c. Assessments need to continue. We will be doing assessments of interior lighting with individual owners and assessments of exterior lighting with the Regimes, but only in starting in January.
- d. This group has delivered on established project milestones so far.

2. Operational Update.

- a. Solar Proposal – Still pending and waiting for response from operations. Cary will remind the parties involved on the development side to respond to the committee.
- b. Transportation – Hospitality Update: A regular shuttle schedule is operating. Owners have not been utilizing this service much at this point.
- c. Fiber project status for Villa Owners. Still pending. Alma will respond by the end of the week to the Villas Owners

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 – no progress yet.

Unfinished Business - None

New Business

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

Parking Policy Discussion – Pat presented a parking policy that was vetted by Cary, Catterina and Alma. The Council members will review and return their comments no later than November 30, 2022

Other Reports

Developer Report.

- a. *Construction is moving forward but there are still delays due to disrupted supply chains caused by the pandemic.*
- b. *Occupancy for the summer was the best Vivo has seen, even surpassing the 2019 banner year.*
- c. *Discovery tours due to lifting of travel restrictions are starting up again which hopefully will bode positively for resales.*
- d. *Cary and Alma will work on a communication to introduce the new management team members. It will be published at month end.*

Adjournment 1:07