



Minutes
Regular Meeting
Vivo Resorts Leadership Council
September 28, 2023, 10:00 am CST (Vivo) and MDT
Online Meeting & Vivo Board Room

Attendees:

Pat Simpson (Secretary)– Regime 2 Commercial, Glen Hansen (Chair) – Regime 3, Jane Perch - Villas, Cary Mullen -Developer, Diane Hache – Vivo Foundation,

Absent: John Moser – Regime 2 Residential, Margie Lunder – Regime 1,

Management: (Absent) Catterina Calderon – General Manager

Call Meeting to Order and Proof of Quorum

The meeting was called to order at 10:07 CST

Approval of Minutes

The minutes from special meeting July 19, 2023 were approved as distributed.

Reports:

Audit Committee: Status Update. Baker Tilly has been selected as auditors by audit committee and received a quote and Baker Tilly has answered question related to staying on budget and resources required from VIVO (20-30 hours) *Glen: Waiting for management approval and 3rd party accountant estimate Vivo doesn't have the resources during budget time and recommended a third party. Godinez Gayton. Audit committee comments to be provided by Glen. Audit committee comments are as follows: do not agree with 3rd party as accountant liaison to auditors; find it highly irregular to use 3rd party; didn't feel owner approval survey is necessary as owners endorsed the audit at AGM, through formation of audit committee and re LC committee; regime boards and villas approved current auditor quote; process is much more difficult than it should be; is only a \$30 million peso audit ..not that large At a standstill until receive estimate on 3rd party cost and management approval for that cost. Rate should be equal to onsite staff overtime. Survey Monkey. Audit committee needs to send an updated report. Glen will go back to audit committee and get approval from Management. Cary indicated that this large expense should be approved by owners through survey. Because first time audit.*

Master Association Advisory Committee: status update

- Terms of Reference: comments and approval. *The document will be reviewed, edited and sent for approval outside of a regular meeting.*
- Committee Volunteers: R1 ? ; R2 ?; R3 Pierre Hoppener; ; Villa: Jocelyn Palmer MA: Catterina Calderon *Pat will get volunteer names from Regime 1 and Regime 2 and report back to the Council*
- Action Item: schedule first meeting with committee and schedule dates to process *Jane Perch will organize the first meeting as soon as the names from each of the Regimes is available. The requires the Terms of Reference to be finalized for this meeting. Budgets will be available for review, approximately, in the beginning of November.*

Communication: Update on communication initiatives by management and development:

- The owner relations email will be discontinued. Owners should direct their inquiries to the relevant department. This process of communication is anticipated to help ensure a more efficient and organized response system. We are communicating this to the owners in the upcoming newsletter. - Catterina
- Newsletter: The newsletter is being actively enhanced with the goal of sending it out bi-monthly and ultimately aim of transition to monthly distribution. The next edition is scheduled for early October.-Catterina *The Newsletter will be sent out on September 28, 2023 which will cover development, hospitality, audit committee, and other pertinent topics.*

Infrastructure: Update on planned and pending projects, repairs, and replacements. Note the impact of these projects on Owners.

- WIFI project re increased reliability and increased bandwidth; R3 approved; R2 approved waiting for R1 approval; Glen *Pat will remind Regimes of the need to respond. Glen expressed that Regime 3 wants to proceed regardless of other regimes.*
- Pool and landscaping in Regime 3; third party investors update: Glen/ Cary *Still in process.*
- Interim surfacing of the boulevard – *There will be further quotes for this project as soon as they are received.*
- **Waste Management: Catterina**
 - Trash collection remains on a weekly schedule with municipality. Our team is working on completing the new dumpster area to enhance waste disposal efficiency.
- **Road Signage: Catterina**
 - The process of ordering new signs for the villa roads and the main road leading into Vivo to improve navigation and safety has begun.
- **Speed Bumps (Topes): Catterina**
 - Currently in the process of installing two speed bumps at the entrance to Vivo to enhance traffic safety.

Governance: Report on status of Master Association documents, property title status *In process*

Developer: Development to communicate regularly. *Newsletter being sent today.*

Unfinished Business

Goals: Review and Select the 2023-2024 Goals to be addressed. *Members and management will give one more review. It will be approved via email and ratified at the next Council Meeting. The Council approved removing Goal #6c – Accurate Data Records as this is already being done.*

In progress: Audit; MA Advisory Committee; Pool and Landscaping potential investors; Property titles; WIFI

Completion of in progress items and selection of future initiatives. *Postponed to a later date.*

New Business

Review and approve potential topics updates:

- Safety issue regarding access from the highway- *Municipal and Federal governments control this. Catterina submitted letters to the government and there was confirmation that they received and are in process.*
- Long term parking area – *Cary will look into this and report back.*
- Campano Report on lighting; Diane
 - *Diane will send a list of issues to the Council Members for review and assignment of areas.*
 - *VIVO Foundation dinner presentation? Dinner the 17th, Owners week November 13-19. An overview of Owner's week and volunteer needs will be published in the upcoming newsletter.*

Adjournment

The meeting adjourned at 11:34am CST