



VIVO RESORTS

OAXACAN BEACHFRONT LIVING

Master Association

Meeting Minutes

April 16, 2020

Online Meeting via UberConference web site.

Agenda

Call to Order and Proof of Quorum

The meeting was called to order at 1:04 pm (CDT)

Attendees:

Condo Board: Cary Mullen (CM), Kristina Mullen (KM)

Vivo: Patricia Simpson (PS), Alberto Herrera Park (AH)

Proof of Quorum

A quorum was present

Appointment of Directors

The following directors were appointed: Cary Mullen (CM), Kristina Mullen (KM) and Walter Guillermo (WG)

Election of Officers

The following Officers were elected; Cary Mullen (CM)- President, Kristina Mullen (KM)- Secretary and Walter Guillermo (WM)-Treasurer

New Business

The 2020 Master Association Budget was adopted as updated. The current year assessment is estimated to be USD \$262.00. Costs and services have increased but the total contribution has not gone up proportionately due to more contributors. There are additional amenities such as the adult pool, nurse station, and additional equipment and supplies to meet the safety requests of the Owners. ***(Note: Assessment contribution will be reassessed on May 31, 2020. Current dues will not be charged prior to July 1. The dues will remain at \$241.00 per month until reassessed.)***


The Board adopted of the following policies:

1. Community Rights and Responsibilities
2. Policy Regarding Use of Amenity Areas
3. Hearings and Schedule of Fines Policy
4. General Financial Procedures
5. Smoking Policy
6. Fiduciary Responsibilities

These policies will be signed and distributed to all Owners.

There being no further new business, the meeting adjourned at 1:28 pm (CDT)

Attest:

Club Palmarito Administracion VR, A.C. Budget Master Associations 2020		 2020 Total		%
Revenues				
Master Fee Revenue				
Building A	829,015			7%
Building B	1,658,031			13%
Building D	1,381,692			11%
Building E	967,185			8%
Building F	829,015			7%
Building H	1,036,269			8%
Building CH	967,185			8%
Building L	1,381,692			11%
Building M	829,015			7%
Building N	0			0%
Villas	2,417,962			19%
Day Passes	345,423			3%
Total Revenue	12,642,485			100%

EXPENSES				
Payroll and Benefits				
Administration	767,085			6%
Security and Safety	1,278,095			10%
Lifeguards, Beach Services, Life Safety	1,535,485			12%
Public Areas	491,032			4%
Fitness	147,639			1%
Library	147,639			1%
Tennis & Sports Courts	215,526			2%
BBQ Area with Bathrooms	247,652			2%
Botanical Garden	137,691			1%
Building Maintenance	237,043			2%
Pool Expense	1,033,270			8%
Landscaping	519,238			4%
Total Payroll and Benefits	6,757,393			53%

Operations Expenses				
Administration	35,350			0%
Security and Safety	154,550			1%
Lifeguards and Beach Services	79,000			1%
Public Areas	217,438			2%
Fitness	150,705			1%
Library	47,704			0%
Tennis & Sports Courts	98,169			1%
BBQ Area with Bathrooms	61,150			0%
Botanical Garden	9,000			0%
Building Maintenance	135,550			1%
Pool Expense	1,230,678			10%
Landscaping	118,560			1%
Utilities	1,158,486			9%
Water Treatment & Waste Water (See pools)	-			0%
Road Maintenance	91,000			1%
Insurance	187,000			1%
Total Expenses	3,774,339			30%

TOTAL OPERATING EXPENSES	10,531,733			83%
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Other Expenses				
17 Capital Expenses	1,055,376			8%
Capital Expenses Extraordinary/ Prior year uncollected	0			0%
Management Fee (10%) Fixed in future	1,055,376			8%
TOTAL EXPENSES	12,642,485			100%

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