



VIVO RESORTS
OAXACAN BEACHFRONT LIVING

Minutes of the Regular Meeting
Vivo Resorts Leadership Council
May 12, 2021, 11:30 am

Online Meeting & Vivo Board Room

Call Meeting to Order and Proof of Quorum

The meeting was called to order at 11:35 am. A quorum was present.

Present

Regime Representatives: Kim Horrill – Regime 3 – (*absent*) (**Chairperson**), Richard Brown – Regime 1 (**Vice-Chairman**), Pat Simpson – Regime 2 Commercial (**Secretary**), Ted Duffy – Regime 2(*absent*), Residential, Cary Mullen – Master Association Club, Sandra Irvine – Villas Management: Alma Angulo – Condo Manager

Approval of Minutes –The minutes of the April 14, 2021 Regular Meeting were approved as distributed.

Management Report

Sandra and Pat composed a letter and a separate fiber survey for the Villas. It was distributed on May 12, 2021.

Management is beginning a plastics recycling program. Currently we are in the process of setting up the property collection system. We are researching a glass crusher to deal with the great number of bottles. A compost program is also being investigated. Management will try to research the “No Más Basura” program. This will be both good for the environment as well as be good for the reputation of Vivo as a leader in environmental responsibility.

Communication

Alma and Pat will work on a survey template during August for September approval.

Biweekly update continues with good feedback from Owners. Management will promote the input form on the web.

Cynthia is beginning a monthly Rental Owner Newsletter.

Safety and Security

No incidents since last meeting

The Risk Management Template is being worked on by the team. The staff will develop the plan by July to submit to the Boards for review and adoption.

Fibre project:

Regimes will be sent the updated information to make final approval. Contracts have been sent to the attorney for review. Currently, the attorney is not satisfied with the protection in the contract. It will be reviewed again before execution to ensure that the services is exclusive and that any violation will have consequences.

Target for completion is now October 15.

Unfinished Business

Fiscal Review – Each regime submitted their financial statements for review and comment. (Attached)

Comments by Richard Brown Regime 1

- One of the concerns of the Regime One Board is the increasing cost of Ownership at Vivo. Costs through Condo Fees have increased significantly since Vivo started. Cost reductions/optimization are a key focus for the Regime One Board this year.
- The Regime One Board appreciates the focus on costs that management has had over the last year. That focus has resulted in numerous cost savings, to Owners, in areas such as elevator maintenance, fumigation, internet, just to name a few areas.
- The Regime One Board will be forming an Operations Committee of the Board and asking for Owner volunteers from Regime one to sit on the committee. The objective will be to review the scope of work, for regime one, with focus on “in suite services” (weekly maintenance clean & preventative maintenance) to determine if those services meet the need of Owners and determine if the scope of these services should be reduced. The effort should bring more understanding from the Owners on the costs that are part of the Condo Fees, those which are not but the direct cost to the Owners, look for cost savings and service reduction opportunities and bring a cost focus to the Ownership.
- The other area of focus I would like to see is Owner representation on the Master Association Board. The same process should be involved with the Master Association to make sure that it has the same cost focus and that it is providing the services that meets the needs of Owners in a cost-effective manner.

New Business - None

Announcements

Due to Daniel Mayrand’s resignation from the Vivo Foundation, his resignation was accepted and a replacement will be appointed at a later date.

Adjourn

The meeting adjourned at 12:12 pm CDT.