



VIVO RESORTS

OAXACAN BEACHFRONT LIVING

Minutes
Regular Meeting
Vivo Resorts Leadership Council
April 13, 2022, 10:30 am CDT
Online Meeting & Vivo Board Room

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

Present

Margie Lunder – Regime 1, Pat Simpson – Regime 2 Commercial (**Secretary**), Kim Horrill – Regime 3, Sandra Irvine – Villas, John Moser – Regime 2 Residential

Management: Alma Angulo- Condo Manager, Paul Reggio – Ithaka Hospitality

Kim Horrill Served as presiding officer.

Call Meeting to Order and Proof of Quorum

The meeting was called to order at 10:36 am CDT

Approval of Minutes –The *minutes of the February 15, 2022, Regular Meeting* were approved as distributed.

Owner Forum

Owner communication was received from an Owner, it will be review and a response sent.

Management Report

1. General
 - a. Incidents – No Incidents. Alma continues to work with the lifeguards concerning safety and ensuring that the inventories of safety equipment and supplies is up to date both at the lifeguard station and the infirmary.
 - b. Website – Continues to be enhanced on safety protocols. It was suggested that Rental Villas have QR codes on the backs of the doors that directs the renter to the safety and evacuation information.
 - c. Rental management forum was held, and it was well received.
 - d. Pat Simpson retired as GM on March 31, 2022. Ithaka Group took over hospitality operations
 - e. Pat will stay on for a time to assist the Regimes and Master Association Boards and the Condo Manager
 - f. Gabriel Vargas has joined as the Director of Engineering and Maintenance. Pat and Alma have been orienting him.

2. Operational Update.
 - a. Solar Proposal – Still pending. Regime 3 is forming a solar energy committee which will be chaired by Jim Suggett.
3. Survey for owners
 - a. The Board did a brief review of the survey results. A suggestion is that some of the questions the next survey could be split out better. Also, we should ask what people think the Vivo Vision is. The Survey, together with the comments will be distributed. The comments will be categorized to better identify issues and address them.
4. Update on Fiber
 - a. Fiber Operational at 100 mbps. The Villa owners still await access to fiber. After Gabriel is better oriented, this can and will be addressed.
5. State of the Resort and COVID-19 update
 - a. The Resort is now green status with no restrictions.
6. General Resort Information (Continuing Projects)
 - a. Recycling –**The Resort now recycles 80% of all trash.** Sheryll O’Connor is introducing a composting opportunity which we need to get the farmer and Chef to work on the details so it can begin.
 - b. Organic – Containers for organic materials will need to be added to the units. Management will approach each Regime to suggest using funds from the building supplies budget to purchase in room containers. Prices will be forthcoming.
 - c. Alma, Condo manager, will be sending out information of the process and procedures as soon as the new containers are in place.
 - d. Rental Units will have the containers which will be lined with a compostable liner emptied. Owners will have to recycle their own waste. (Suggestion: If you don’t want to empty each day, put in your freezer)

Unfinished Business

Transportation – *Hospitality is eager to put a shuttle service in place and are looking at vendors and options. They will let the Board and owners know of the progress.*

Good neighbor/Anti-bullying policy development.

The Board reviewed the expanded” Rights And Responsibilities For A Better Community Policy”. The Board Members will review and send suggestions for revision to Management and other Members. Once perfected, the Leadership Council will recommend adoption of the Standard policy by the individual Board.

New Business

- *The review and update 2021 Objectives for 2022 was postponed until the next meeting so that members could review the document to make changes if needed.*
- *The review and amendment of Communication Policy was postponed to the next meeting.*

Election of officers

The following officers were elected:

Kim Horrill – Chair

Sandra Irvine – Vice-chair

Pat Simpson – Secretary

Adjournment

The meeting adjourned at 11:55 am CDT

Announcements:

Next meeting will be in May, approximately 4 weeks from this meeting. The following meetings will be quarterly. The meetings will be held on Wednesdays at 11:00am in Vivo's current time zone.