

Sonoran Sea SC Meeting September 13th 2022

SC Members: Howard, Bill W., Bruce, Keith, Silvia
 AC Members: Dan
 HOA Office: Kristian O

1. Status of action items from Owners' meeting

CONCEPT	BUDGET	ACTUAL	DIFF.	STATUS
PET AREA REFRESH	\$2,100.00	\$1,869.12	\$230.88	Completed
NEW JACUZZI HEATER	\$9,000.00	\$5,005.04	\$3,994.96	Completed
WALKWAY REPAIR TO THE POOLS	\$2,000.00	\$298.53	\$1,701.47	Completed
LOCKERS & NEW CARTS	\$13,000.00	\$11,033.55	\$1,966.45	Completed
RESERVE STUDY UPDATE	\$3,000.00	\$4,072.00	-\$1,072.00	Completed
GYM WEIGHTS	\$1,500.00	\$1,704.98	-\$204.98	Completed
WATERPROOFING ROOFS ALL BUILDINGS	\$12,000.00	\$11,339.48	\$660.52	Completed
FIRE SUPPRESSION SYSTEM	\$31,400.00	\$31,398.88	\$1.12	Completed
WALKWAYS REPAIR SIDE B.	\$3,000.00	\$277.94	\$2,722.06	Completed
ADULTS POOL RESURFACE & TILE	\$32,500.00	\$0.00	\$32,500.00	Project on hold to include with infinity pool project
WATER PUMP PANELS	\$31,000.00	\$18,560.00	\$12,440.00	Delayed by vendor until August 2022
UV LIGHTS POOL & MACHINE ROOM	\$5,500.00	\$2,851.00	\$2,649.00	ordered last parts waiting for arrival (payment pending)
1 ST FLOOR TILE PROJECT	\$30,000.00	\$21,620.17	\$8,379.83	Timing for installation depends on unit availability (Working on it)
BALCONY RAILINGS	\$608,527.00	\$213,074.45	\$395,452.55	Second Payment done / Contractor asking for \$12,500 usd (EXTRA) /
			\$0.00	
	\$784,527.00	\$323,105.14	\$461,421.86	

2. Update on first floor tile replacement

- 13 Units completed; 3 other units still need some finishes

3. Status of update to the Reserve Study

- No update on this yet. We are starting to work on the budget for next year and we will start focusing on the Reserve study to present to owners
- **AR: email the reserve study to the SC**

4. Owner compliance

- A/R as of end of August: \$43,492 usd
- Key Documents: 6 Condos pending
- Annual Inspection: 3 Pending
- **Owners Pending Railing payments:**
- 1st Special Assessment payment recieved \$120,169 dlls out of \$123,382 dlls
- 2nd Special Assessment payment recieved \$66,095 dlls out of \$123,382 dlls

5. Funds on deposit

	Current Balance	USD
Pesos Santander Account	\$824,286.30	\$40,705.50
Dollars Santander Account	\$412,745.52	
Reserve Fund	\$104,000.00	
Savings Account #2	\$50,000.00	
Savings Account #3	\$50,000.00	
Savings Account #4	\$85,000.00	
Dollars Account Intercam	\$25,153.72	
Total USD		\$767,604.74

6. Safety

- Update on ways to address dryer venting exhaust
 - Installed lint trap on W509 and it is working properly (Rodrigo has double checked)
 - **AR: Install a box on a 1 bedroom**
 - Still looking for options to clean the old lint out
- Columns 8 and 7 we have already installed 16 condos
- Installed cameras with night vision on Pool area

7. Potential for Resort overall decorative plan

- Fernando Curiel has been to the resort but hasn't delivered any proposals
 - Second contractor Adrian Bravo we made the first payment and we are currently waiting on the final product.
 - Adrian Bravo

8. Organization of the SC

- This item was discussed on point 9 - Voting items

9. HOA Meeting November 5th 2022

- Agenda Items
- Voting Items:
 - SC Open Positions (Recruiting)
 - President
 - Budget 2023
 - Extraordinary Projects 2023
 - **Parking Lot resurfacing** (AR: send both quotes to SC and time table for this work)
 - **Meter doors** – Option to cover vs replacement
 - Last year we quote replacement 30k (2022)
 - \$1,900 to cover it. Keith has a sample and provided by Missael
 - Maybe some screening option to cover the meters? **AR: quote this**

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- Owners exit gate
 - Consider installing the owner gate where planters are so owners don't have to wait on the way out. Specially with the new security software coming in.
- Pool Project:
- EV Chargers: they are aware we are in mexico but we will double check if they have installed in mexico in the past.

10. Other matters

- Bruno to provide extra information for the materials samples to be brought to the HOA office before the end of September
- Meetings: **Next SC meeting December 13th 5:00pm**