

ACTIVITIES REPORT (FEBRUARY AND MARCH)

Receive our greetings and a cordial invitation to participate in the next General Assembly that we will celebrate on Saturday May 18, 2019 in CDM common area, will timely receive the formal announcement.

For this purpose, we would be very grateful if you would support us by spreading the word to all the owners so that we can count on a great attendance, your participation is very important.

PAYMENTS RECEIVED DURING THE MONTHS OF JANUARY AND FEBRUARY

Our recognition to 76 owners who settled their total annual 2019 quotas, as well as those who paid their first quarterly installment this year, we continue to invite you to update your payments to all those who have debts from previous years to avoid putting at risk our capacity to maintain our assets in CDM in excellent conditions.

MAINTENANCE PROJECTS

The project to manufacture a reinforced concrete register and valve placement that regulates the air pressure in the water network lines was completed, thanks to this investment, we have overcome the constant problem of water leakage in the streets.

Immediately a serious problem was located in the connection of T that is in the intersection of streets in the entrance of the fractionation; this registry is the main distributor of water in the network and was in terrible condition about to collapse, it was also repaired and the parts and packaging were changed.

In the same subject, after a preventive review of the same network, cross connections were found that were already showing leaks and that were literally falling apart, repairs of two that are in an imminent situation of collapse have begun and will continue repairing on a scheduled basis in order of the urgency they present.

NEWS

On March 12, the owner of lot 33 reported a theft that he suffered at home that same day at dawn, we was granted all the support that was on our side and we immediately contacted the owner of the company security that we have contracted and more rigorous security measures were taken in the entrance to CDM.

We had working meetings with the security company and we agreed on a system of access to CDM with a process similar to the one that any controlled access fractionation is following. For its part, the company will keep a well-documented log of income to the fractionation and will effectively carry out the tours inside. The company informed us that it will assign new trained guards to the subdivision and will send notice of the new personnel to the Administrator Letty Armenta.

The objective of this system is to improve security and facilitate access to residents and their visits, we are rescuing the controls that some years ago were carried out and that over time were relaxing, which exposes us as a community before the wave of delinquency that we are living, for this we need all your support in following the protocol that is listed below:

1. Owners with a "Resident" sticker may enter immediately. If you do not have a decal, please request them in the CDM office with Letty Armenta.
2. For greater convenience in access, we have electronic access cards that can be purchased, also at the CDM office with Letty Armenta.
3. For your visits to enter smoothly, PLEASE REPORT TO GUARDHOUSE, THE VISITS THAT YOU EXPECT IN YOUR ADDRESS TO THE PHONE (622) 227 0404 or to Letty Armenta, since the security guard will not make verification calls to the residents. We must understand that it will not be enough for the guard to visit them to mention the lot number or the name of the owner to be allowed entry, this is precisely what happened when the people who committed the theft indicated above entered.
Please support us a lot with this point for the safety of all.
4. In support of residents who have regular or regular service on their property, please also inform the guardhouse so that they have a record of it and can allow them access without notice in each event.
5. In the case of renters, without exception they must deliver their information sheet in the guardhouse and bring the parking badge. The property management companies will have two parking signs per house. Please any doubt to contact Letty Armenta to deliver these badges to the company that you report as the administrator of your leased property.
6. Security guards also have fines tickets for those who incur statute violations.

We reiterate that we require your support to work in coordination with the guards and allow them to do their work correctly, as well as report when notice that the agreed protocols are not followed. We would be very grateful to have patience and allow the guards to do their work, at the beginning it can be difficult but once we adapt we will feel better and safer with these controls, our community deserves it.

FINANCIAL REPORTS

The financial reports of income, expenditures and budget exercise corresponding to the months of February and March 2019 are being attached.

The audit of accounts receivable reports an advance of 80%, although for guidance purposes, on the page www.costadelmar.org, we are making available to you the balances updated to March 2019 with the clarification that these balances start from the information that we received from October 2018 (same that is subject to audit) and has been updated with the movements that had the accounts in the months of January, February and March of 2019.

Another hand, company Pasa, which offers us the container rental and garbage collection service, was requesting the payment of pending invoices corresponding to the years of 2017 and 2018, notifying us of the cancellation of the service and the judicial collection of the same. Very kindly to our request the company immediately resumed the service.

In this regard we want to report that since the first days of the month of November, days following our appointment, we have given the task of investigating the operation of this service, inform us if there was a current contract, request the removal of an extra container that is charged and remained unused at the entrance of the fractionation, and especially the actual financial situation of billing in the service since they had been paying bills with a large variability in the number of monthly bills, diversity of amounts, concepts, rates , etc.

With the information provided by the accounting firm and with all the disposition of both parties, we have clarified the situation and the company will prepare credit notes with which we will recover money paid for non-applicable collections, as well as for our part the recognition of pending invoices, likewise the process for the signing of a new contract where exactly the amount and the conditions of the service was established since the last signed contract was more than eight years old.

REPORT SUMMARY OF ACTIVITIES OF LETTY ARMENTA

Pedro and Juan have always been very active, they carry out the daily cleaning of common areas, streets, gardening and finished with the work of painting the access doors to the beach. They also painted all the lamps and changed the spotlights of the lamps for white light for better lighting.

Glasses were placed to the lamps that required it.

Follow-up on the supervision and communication with the owners of construction projects, with the support of Mrs. John Lowe, Bob Strong and Ken Unrein, to whom we are very grateful that they have provisionally accepted to participate and take forward the pending we had in this topic because we do not have a Projects Committee.

After daily follow-up before the offices of CEA, it was possible to repair the water leak that had several months in the access road to the fractionation.

Budget, contracting and follow-up to the repair project of T connections, gaskets and screws due to the fact that they were about to collapse. Two of them were repaired, the most urgent ones, and two others are in process that also present water leakage.

Participation in work meetings with the President of the Board and officials of the PASA company to clarify debts of previous years. An additional daily garbage collection service was requested for the two containers from April 15 to 22, 2019.

Participation in working meetings with the Board of Directors and the Director and Coordinator of the security company PROSEG to define procedures to be followed by the security guards of the fractionation, in addition they were requested the support of two additional guards for the days of Thursday to Sunday of Easter Week.

Delivery of printed copies of the Regulation of the fractionation, construction and brochures, to the owner of the company and supervisor of Proseg. We were reviewed in detail with them to train each guard to provide security services.

Progress has been made in the program of cleaning vacant lots, we thank the owners who have responded to our calls and, on the other hand, wait time will be given to those who have not responded and cleaning will proceed next Tuesday, April 9 and the amount of the invoice will be charged to your accounts for the concept of cleaning, as established in the bylaws, since the presence of noxious fauna and snakes has been detected.

It continues with the permanent collection of fees for collection and monitoring of deposits and bank transfers.

INVITATION

To owners with construction knowledge to participate in the Projects Committee.

To all the owners so that they attend our next General Assembly that will take place on May 18, 2019, they will be sent a call with opportunity.

To all the owners so that they send an email to Letty Armenta (asoc.costadelmar.hoa@gmail.com) with their updated data of emails and telephones.

Best regards and enjoy excellent Easter holidays.

Respectfully

CDM BOARD