

Subject: [LOR] General Meeting Agenda & Financial Statements

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Date: 2/26/2015 3:43 PM

To: LOR Reflector <lor@lagoon-ocean-resort.com>

Here is the Agenda for the General Meeting and the Treasurer's
Financial Report.
Martin Whiteley

LAGOON OCEAN RESORT
Annual General Meeting

February 28, 2015

Location: Lagoon Ocean Resort under palapa

Time: 11 am

AGENDA

- 1) Register Attendees
- 2) Approve minutes of previous meeting
- 3) Annual report of Board
- 4) Acting Treasurer's Financial Report:
Financial Report 2012-2014,
Budget 2015,
Maintenance 2015 (No raise of fee)
- 7) Elect New Board

Candidates: Walter de Koning, Treasurer, if
there is no other candidate willing to be chairman , he
is also willing to be Chairman for period of 1 1/2

years.

Hens de Jong, Member.

8) Improvements

It would be good to get a consensus of thought about these items. Items are listed here in their suggested order of priority, to be realized in this order until the budget for improvements has been spent. It is up to the General Assembly to agree to this priority or suggest another order.

The Board will hire advisors and contractors to complete these projects but would welcome any owner(s) stepping forward to help facilitate them.

I NUMBERED THEM IN ORDER TO ASSIST THE DISCUSSION.

9. Security - Extensively discusses in August/September 2012.

Police security recommendations were discounted by many owners. (Tall road side fence with barbed wire atop the same along the neighbor's border to the North a keypad entry gate between the resort and Bahia.)

Resent burglaries on the resort and at Bahia prompts Peter Koster to put a gate on the steps to the beach. He has asked the resort for a 50% contribution to this. At the moment he is the only one with a key to this gate.

10. Security Cameras - Numerous quotes were offered last time. But for equipment only. Kits/system price

depends on quality of cameras and equipment. Regular bullet cameras can be bought as a kit of 8 with DVR for 450naf. Higher grade self focusing cameras for high risk areas can be 750-1200naf per camera.

Peter Koster has quoted for 8 cameras 7,013 naf + 9%OB. This includes installation. He has offered for the equipment to be in Bahia's secure and refrigerated reception with a 5 year Service Contract at 250naf per month, (3,00naf per year +9%OB this includes service maintenance and equipment replacement.)

11. Swimming pool surround - Skim-coating, epoxy, painting, tiles?

Concerns: lip between tiles and bullnose pool edging, pool out of commission during construction.

Tiles were sourced, quotes were got, tilers were found. Lot's of conflicting opinions but no final decisions or costing and at the time lack of finances.

12. Electric/water meters bunkers - Cover.

13. Parking - Close off some parking spaces to allow access to unit entrances and also pedestrian access through to inner units.

Wheel blocks to prevent cars parking too close to building.

14. Gates - Wall up east gate, install pedestrian door with key pad entry.

Install keypad entry for gate(s).

Install a battery operated gate opening system.

15. Maintenance storage/workshop - Build - this secure unit could possibly house security camera equipment and battery systems for gate.

16. Concrete paths to units doors to facilitate luggage transferring.

17. Flag/flag pole install at entrance with resort name.

18. Tirso's "shed" - remove.

LOR mailing list

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http://mail.lagoon-ocean-resort.com/mailman/listinfo/lor_lagoon-ocean-resort.com

Email archive: http://mail.lagoon-ocean-resort.com/mailman/private/lor_lagoon-ocean-resort.com/

Resort website: <http://www.lagoon-ocean-resort.com/>

— Attachments: —

LOR Financials 2012-2014 (150102).xlsx

61.3 KB

LOR Budget HOA 2015 (150102).docx

22.8 KB