

Homeowners Association Lagoon Ocean Resort

Minutes of General Meeting at February 28, 2015

11:00am

1) ATTENDEES

Martin Whiteley (MW); Toni Carter (TC); Peter Koster (PK); Thea Koster (TK); Ben Koster (BK)

Martin Daniëls (MD); Ina Daniëls (ID); Hens de Jong (HJ); Walter de Koning - via Skype - (WK)

2) PREVIOUS MEETING MINUTES - No comments.

3) REPORT OF BOARD - No comment on emailed President's report.

4) FINANCIAL REPORT

All agreed Walter did a very good job presenting the financial information and soliciting payments from owners who had not been paying monthly fees due to not receiving invoices. MD: is everyone current in making payments? MW: We are owed about 7,000 naf. Suggested owners have a monthly standing order to transfer HOA dues automatically from their bank whether it be monthly, quarterly or annually; can't budget for improvements if income is spasmodic as monthly expenses, Johan's salary have to be paid regardless. Should not be Treasurer's responsibility to chase down owners for payments. PK: pays bills via invoice but thought to leave it to Treasurer as to how he wants to handle the matter. TK: suggested every January send invoices.

At this point Walter was unavailable via Skype connection.

Discussion of proxies initiated by PK who believed he had sufficient proxies to make a quorum and therefore decisions could be voted on. His opinion was a quorum could be made up with proxies. MD: agreed. MW, TC and HD voiced their disagreement. TC: at previous meeting in February 2013, which PK attended, after lengthy discussion on several matters, Hans Mons declared the meeting unofficial because there was not a quorum which meant at least one third of owners must be present at the general meeting. PK: it was a mistake that no one took notice to use proxies as a quorum. Two lawyers were consulted and confirmed his position. Further discussion ensued.

WK Skyped in and stated the proxy matter will be investigated by a lawyer. The new Board will arrange this before the next meeting. The focus of the present meeting should be to set priorities for improvements to the resort so that the new Board can set a budget for 2015 to get things done. With these minutes of the meeting owners not present can agree or disagree with the financial report, the election of the Board, improvements discussed. This will constitute legal decisions. After discussion all agree.

FINANCIAL REPORT discussion continues:

MD: discrepancy in resort expenses and incoming HOA fees, should fees be raised? WK: there are sufficient funds in the account; past years neglected to invoice fees. 20,000ang per year available for improvements, present budget allows 60,000ang to spend with 35,000ang for equity; no shortage depends on what improvements are done. Everyone pleased to hear there is money in the bank.

After this discussion all agree on:

- The financial report 2012 – 2014. The meeting grants discharge to the Board
- The budget 2015, including the budget for improvements and the decision not to raise the fees in 2015

7) ELECT NEW BOARD

Discussion:

Hens and Walter unanimously elected to the Board. MD graciously and eloquently acknowledged the work of the previous Board. Applause.

Conclusion: Walter de Koning will be Chair for 1.5 years (i.e March 1, 2015 – August 31, 2016). Walter de Koning will be Treasurer for the next 3 years (i.e. March 1 2015 – February 28, 2018). Hens de Jong will be Board Member for the next 3 years(i.e. March 1 2015 – February 28, 2018).

8) IMPROVEMENTS

The meeting is asked to discuss improvements and set priorities. The new Board will take action according to this list of priorities and as long as the budget lasts. The result of this discussion is stated below :

a) SECURITY

Discussion:

MW: security thoroughly discussed in 2012. HD: can't make the resort like Fort Knox but needs feeling of security with fences and cameras. MW: razor-wired top high fences camouflaged with flowers. MD: not easy to climb over wall, if wearing masks camera would not help. Agreed on fence along Northern border. PK: Must do best to make it difficult to get in. Three burglaries recently, wire cutters used to cut locks. If they want to get in they will. MW: can purchase inexpensive camera kits and fake camera but good quality cameras can cost \$2,000-3,000ang each. PK: his cameras picked up image of person who broke into his bar, burglar spent 1-1/2 hrs casually removing cases of alcohol from his bar. After studying the thief's image on camera, he and police identified the thief who can only be arrested actually stealing; a low level crime police are not eager to pursue. Must protect himself and guests. Combination of wall inside and cameras would help police and insurance. MW:

Gate installed on Peter's stairs to beach are easy to get around. PK: not when hauling beer cases and will add a side piece. Locks gate when bar closes at 10:00pm; thereafter people must walk around to get to beach. MD: if LOR pays half cost of Peter's gate, owners should get key. PK: Resort needs it's own pedestrian entry gate for when electric power is off. WK: If priority, can work on design later.

Conclusion: security is priority one. This priority consists of both physical measures and camera's (number 9 and 10 in the agenda)

b) SWIMMING POOL

Discussion:

MW: some owners placed higher prior to pool than security. PK: Priority – #1 Security [cameras/fence], #2 Swimming pool. MW: tile pool, MD: paint possible, must have antislip tiles. HD: 2-part epoxy an option.

Conclusion: improvement of the pool surround is priority two

c) METER BUNKERS

Discussion:

All agreed need to be covered, inexpensive project.

Conclusion: covering the meter bunkers is priority three.

d) PARKING LOT

Discussion:

PK: cars park too close to units, guests cannot get into apartments, redraw lines so no parking in front of doors. MD: would lose 5 parking spaces. MW: no parking should be allowed in emergency lane between building 4A and 5A, need access either side of meter bunker next to building 6C. MD: solid bumpers for wheel stops in front of parking space. WK: Easter only time parking lot is crowded. Visual is important, presently parking lot looks like a dessert and could be nicer, loosing space not a problem. MD: shortage of parking spaces will grow as more people visit resort. WK: blocks with plants?

Conclusion: improvement of the parking lot is priority four

e) GATES

Discussion:

MW: Pedestrian door installed by eliminating eastern entrance gate. PK earlier suggested a

pedestrian door installed when there is no electricity and gates do not open; entry via door allows owners, with key to gate motor, to put gate on manual operation. This matter will be included with security. MW: Scott previously suggested key pad for main gate like Marazul; it allows guests to get into resort on arrival when their remote is still in apartment.

Conclusion: this action will be combined with the security measures and is therefore priority one.

f) STORAGE/WORKSHOP

Discussion:

MW: Remove "parrot house" (Office) in parking lot and build a small, secure maintenance building to store tools ladders, be a workshop. WK: concrete pump house bunker not enough? MW: if you've spent any time in it, it is hot, smells, can't stand up, damp so even light bulb ends rust. Resort survives on proper maintenance and needs a functional workshop. Owners could share their tools.

All agreed.

Conclusion: this action is a good idea but has – compared to the other actions - no priority

g) CONCRETE PATHS

Discussion:

PK: Concrete paths for guest to get luggage to units, not very professional having to drag luggage across gravel, leaves grooves in gravel. Cleaners need path for cleaning carts. MD: PK should draw plan on how it would look. MW: understood need for paths but has had no problem carry luggage and lots of other stuff he's hauled to resort. Solid paths will silence people's footsteps, a risk to security. WK: very much affects visual of central area, does not like idea. Space looks broad now, lots of paths divides into several areas. Should not do for visual reasons, agreed it would be handy for maintenance personnel. PK: owners he represents wanted him to ask the Board. MD: effects only bayside and seaside buildings; maybe just one path? Hens: agrees with Walter. PK: will make a drawing to present to Board.

Conclusion: decision on this subject will be made later

h) FLAG POLE

Discussion:

MW: Mieke suggested two flag poles at resort entrance – 1-Curacao, 2-resort name. PK: by law, official Curacao flag must be taken down every night. MW: after a while flags get tattered and frayed. WK: can buy 10 flags to keep tidy. MD: if Mieke wants flags, Mieke should have flags.

Conclusion: this action can be carried out for resort name only. As the costs are low it can be carried out soon

12:48 meeting ADJOURNED.