



**PHA DELEGATES COMMITTEE MEETING  
APRIL 10, 2007  
MINUTES**

**ATTENDANCE:**

Julio Bagué	PHA Board & Casillas de Palmas
Luis Lomba	PHA Board & Plaza Resort
Reynaldo Encarnación	Palmanova Plaza
Frances Olivieri	Shell Castle Club
Ruben Chamorro	Palmas Reales
Manuel Morales	PHA Board & Southeastern Area
Ricardo Collazo	Beach Village I
Victor Nieto	Fairway Courts
José Colón	La Jolla
Providencia Walker	Palmarina
Gordon MacDonald	San Miguel Island
Jose J. Martínez	Montecarlo
Isabel Maisonet	Harbourside
Gladys Fornaris	Palladio
Lizann Pla	Fairlakes Village III
Joseph Barlia	Las Villas I
Graciela Roig	Villa Franca
José J. Martínez	Palmanova
Heriberto Silva	Palmas Plantation
Miguel Santiago	Fairlakes
Juan Gracia	Flamboyán Greens

**Delegates Absent/Excused**

Jose Andreu	Península de San Juan
Marie Silvia Rivera	Maralago
Marcos Comas	Beach Village III
Néctor Robles	Crescent Beach

Brian Babbitt  
Jaime Fernandez  
Héctor Robles  
Michael Shulevitz  
Ivonne Cruz  
José Bacardi  
Luis Muñíz  
José Beauchamp  
Carlos García  
Rita Molinelli  
Agapito Cosme  
José Garcés  
Miguel Guiot  
Pablo Quiñones  
Daniel Vasse  
José Pedró  
Walter Fournier

Club Villa  
Las Villas II  
Montesol  
Bahía del Sur  
Haciendas de Palmas  
San Marcos  
Plaza del Puerto  
Harbourlights  
Palmas Doradas  
PHA Board & Beach Village II, V  
Sunrise  
Seascape  
Crescent Cove  
Beach Village III  
PHA Board & Anchor's Village  
Tennis Village II  
PHA Board & San Marcos (alt.)

**Others Present**

Edd Siler  
Antonio Maldonado  
Luis López Lebrón  
Roberto Rizzo  
Antonio Roig  
Joseph Maqueda  
Wilfredo López  
Cándido Neris  
Teresa Castro  
Jaime Morgan  
Luis Rodríguez  
Agustín García  
Luis Marín

PHA Board  
PHA Executive Director  
PHA Security Director  
Beach Village Property Owner  
Plaza del Puerto (alt.) Delegate  
PHA Board  
ARB Executive Director  
Palmas Security & Protection Agency, Inc.  
Palmas Security & Protection Agency, Inc.  
PDMPI President & PHA Board  
PHA Board  
Palmas Reales Resident  
Flamboyan Green Regime President

**I. CALL TO ORDER**

Mr. Julio Bagué, Chairman, called the Delegates Committee meeting to order at 7:00 pm.

**II. APPROVAL OF MINUTES**

Minutes of the March 13, 2007 meeting were approved upon a motion by José Colón seconded by Graciela Villafañe. Mrs. Villafañe also pointed out that minutes did not reflect her expressions made at the last meeting regarding the conditions of the Valladolid Street. Accordingly, she wants to point out for the record, that Valladolid Street is in a very poor state of repairs due to holes made by the on-going construction of Villa Franca

II project. Although she understands the street will be paved soon, she feels that adequate repairs to the holes in the street, which is now in concrete, need to be performed before covering it with asphalt. Although the problem has been brought up to the ARB and to the contractor on numerous occasions, the responsible contractor has taken no action. She wants to make sure the proper repairs are made before paving.

Following Mrs. Villafañe remarks, the Delegates Committee unanimously approved the minutes.

### **III. CHAIR'S REPORT**

#### **A. Newsletter**

The Chair congratulated Tony Maldonado and his staff for the excellent edition of the PHA newsletter in early April. The information was very comprehensive and informative.

#### **B. Artificial Reef**

A meeting was held on March 27, 2007 with the administrator of the Department of Natural Resources, Mr. Ernesto Díaz, to discuss the permits process and layout a series of meetings with the department technicians to evaluate the project and work on our request for the categorical exclusion. As you may recall the categorical exclusion is needed to avoid getting into an environmental impact statement (DIA) process. A DIA could delay this project for a long time, as it is a very complicated and expensive process that involves many state and federal agencies approval.

The administrators, as well as the DNR secretary, are very supportive of this project and we hope to keep it moving. Regarding estimated costs, we are awaiting for the construction proposals due by April 20<sup>,2007</sup>.

Mr. Luis Rodríguez added that the meeting with DNR went well. The next meetings with the DNR technical personnel should include technical people from the Environmental Quality Board, since they will be the ones evaluating the Categorical Exclusion request. Mr. Rodríguez also pointed out that a Categorical Exclusion was previously given to Palmas del Mar for a T-heads project in Punta Candelerero. Although the project was never implemented, there is already a precedent for this type of exclusion for Palmas del Mar. This information was submitted to the DNR. The Artificial Reef Committee is now waiting for the meeting with the DNR technical personnel that will review the project in detail.

Regarding cost proposals, Mr. Luis Lomba informed that cost proposals are expected by April 20, 2007. Proposals are based on core lock technology, rocks or a combination of rocks and core locks.

### **C.. Candelero Point Beach Access**

The new beach access between Crescent Beach and Candelero Point was opened last week although some work such as landscaping and signage remains to be completed. Now, we are requesting the committee to meet with Jaime Morgan and discuss the access to be provided by PDMPI between the Beach Club and the Solarea project. For those of you who visited Candelero Point beach this weekend, the distance between the new access point and Punta Candelero north is quite significant particularly when you are hand carrying children, chairs and other beach comfort accessories. The establishment of this second easement will greatly alleviate this problem and will make the beach more accessible to all users.

Mrs. Rita Molinelli has informed that the Dialogue Committee will soon meet with Mr. Morgan to address this matter. Mr. Morgan expressed his willingness to meet with the Dialogue Committee.

Mr. Maldonado indicated that further coordination is being conducted with the Developer to make some minor improvements to the turnaround circle. Also, signage has been ordered to advise people not to block the circle, as well as to post the hours when the beach access will be open to the community.

### **C. Beach Patrol & Rescue Services**

The Beach Rescue Mission is being added to the Beach Patrol services. Beach Patrol guards have been trained and certified as lifeguards by the National Parks Administration. The improved services will add the mission of water safety and beach rescue to the security surveillance role now being provided by the PHA Beach Patrols. The new service contemplates having two beach patrols on a daily basis with fully qualified and certified personnel who are also formally trained as lifeguards. The new services should start on a full time basis by mid may, although arrangements were made to provide the services during Holy Week.

### **D. Medical Emergency Services**

An Agreement has been worked out with the Puerto Rico Medical Emergencies Department to have paramedics assigned to Palmas del Mar during Holy Week, summer and special holidays. These paramedics will be working at Palmas from 6:00 am to 6:00 pm during those periods and will be able to respond to an emergency anywhere within the community. They will have the necessary medical equipment to handle nearly all emergencies, as well as to operate communications equipment to muster additional help/ambulance, if needed.

PHA has acquired a specially prepared 4 x 4 golf-cart to be used by these paramedics while working in Palmas. This specially prepared cart is an all-terrain capable vehicle

that can carry three persons, a large medical emergency kit, oxygen equipment and a stretcher. It can transport a person from remote areas to a place where it can then be picked-up by an ambulance, or a helicopter. PHA will also furnish the maintenance and the gas to the vehicle and will provide for the meals of the medical emergency personnel while working in Palmas. This services was provided during Holy Week and was well received by the community. They handled seven emergencies during Easter weekend.

Together with the Beach Patrol/ Rescue services the availability of medical emergency personnel within Palmas, particularly during the busiest times of the year, is of great significance for the Palmas community.

#### **E. Alternate Energy**

A special alternate Energy Sources Committee has been appointed by the PHA Board to look into alternate energy sources. Mr. Walter Fournier chairs this committee. The Committee will be looking at all alternatives to include solar energy, fuel cells, wind, ocean and thermal energy.

#### **F. Youth Committee**

Mr. Rubén Chamorro informed the Delegates that the Youth Committee continues to work organizing ideas and tabulating the inputs from the survey taken among Palmas Academy Students. The committee is also working on the job description for a Youth Activities Coordinator and a possible summer program. Ideally, the Committee would like to incorporate this person into the committee to elaborate short term summer programs and then hire this person on a full time basis to direct the PHA Youth Program.

Dr. Chamorro also informed that Ivan Aponte and his wife Tuti sponsored in early April a very successful small boat sailing clinic for kids and young teens. Thirty kids participated. The event was held in the Marina with the support of Mr. Daniel Vasse. Dr. Aponte is working on bringing back this summer from Argentina the person who conducted the clinic. The idea is to formalize a permanent sailing program in Palmas del Mar.

#### **G. Traffic Study**

There is nothing new to report. Consultants have not met. PHA consultant is still waiting for inputs from PDMPI following their meeting in early March.

#### **H. Traffic Circle Fountain**

Mr. Jaime Morgan informed that he is now working with artist Jaime Suarez. Once the rendering is received from Mr. Suarez, Mr. Morgan expressed hope that a concept acceptable to the PDMPI and the community can be developed.

#### **I. Electrical Substation**

Repos are that the sub-station is completed. The testing phase is scheduled to be conducted this summer. Thus, the sub-station is expected to come on line by year end.

#### **J. ARB**

PHA received a letter from the President of the ARB where he indicates that the ARB intends to incorporate in its design guidelines specific language to insure that future projects located near the maritime zone comply with Beach Access Regulation no. 17 and other applicable regulations. Also, a series of amendments needed to comply with the ARB Special Committee recommendations will be incorporated into the ARB guideline codes.

The ARB Chairman, Mr. James Shanks, was invited to attend the PHA Board meeting to be held on Friday March 16<sup>th</sup> to discuss these issues with the PHA Board.

#### **K. Annual Meeting**

In addition to all the social activities during Homeowners Week, Delegates were reminded of the importance of their presence at the Annual Meeting this coming Saturday. In accordance with the PHA Covenants, this is a major responsibility assigned to the Delegates by PHA governance documents. If for any reason a Delegates cannot attend the Annual Meeting, it is his responsibility to have the Alternate Delegate represent him, as attendance is used to determine the quorum at the Annual Meetings. Please be there on time so you MAY register by 8:30 a.m.

### **IV. EXECUTIVE DIRECTOR'S REPORT – ANTONIO MALDONADO**

THE Executive Director Reported on activities and programs in progress as follows:

#### **A. Annual Meeting Activities**

1. Tennis Tournament-- Wednesday, April 11, at 4:00 pm at the Tennis Center. Open to the Community.
2. Executive Committee Meeting-- Wednesday April 11, at 5:00 pm, PHA office.
3. Presidents Reception, Thursday-- April 12, 6:00 pm, Chez Daniel. Delegates and Spouses have been invited.
4. PHA Board of Directors Meeting-- Friday, April 13, 8:30 am, Chez Daniel.
5. PHA Golf Tournament-- Friday, April 13, Registration starts at 11:00 and shotgun at 12:30 pm

6. PHA Party-- Friday, April 13, 7:00 pm, Four Points Sheraton, Open to all homeowners in good standing. Free food, drinks and dining with live band.
7. Annual Meeting-- Saturday, April 14, 8:30 am, Four Points Sheraton.
8. PHA Board Organizational Meeting-- Saturday, April 14, 12:15 pm, Four Points Sheraton.
9. House Tour, Saturday-- April 14, 1:30 pm, five selected homes, tickets on sale at PHA office and Palmas Realty for the benefit of PECES.

**B. PHA Building**

The construction activities are coming along nicely, on time and within budget. The facility looks very impressive and it is expected to be ready for occupancy by about August 2007.

**C. Golf Cart Registration**

Delegates should remind their residential area constituents that the last day for using the 2006 stickers was February 28, 2007. Cart owners are encouraged to stop by PHA to register their carts. Palmas security will be issuing a \$60 fine to carts caught driven with expired stickers.

**D. Palmanova Park**

The property owner, Mr. Joaquin Soler, now is willing to transfer the parcel to PHA free of cost. PHA is waiting for the transfer documents for final execution. They will return the \$5000 deposit which will be used to make the required drainage improvements to the parcel. Money set aside in the 2007 budget will be used now for the design and development of the park. The idea is to turn this parcel into a recreational park open for the small children of the entire Palmas community.

**E. Marbella Park Lawsuit**

Due diligence continues by the lawyers but doors remain open to negotiations. A site visit by the legal representatives from all the parties involved in the lawsuit took place on April 10, 2007 to corroborate the park layout. The case is proceeding along. No specific offers have been received for negotiation purposes.

**F. Security**

In spite of a tremendously busy Holy Week where thousands of visitors, renters and homeowners poured into Palmas, there were no major incidents and delinquency activity was minimal. An excellent contingency plan was put into effect by Palmas security with the cooperation of the State Police. The results proved the efficiency of the plan.

During the month of March there were no major crimes in Palmas. There were six burglaries (four in residential areas) and eight illegal appropriations (seven in residential areas) and one robbery in Las Villas. Three individuals were arrested and turned over to the Police.

PHA is giving support to those persons who have been the victims of criminal activity to insure they step forward to press charges against delinquents. The idea is not to leave this person alone in court or during the process but make them feel protected and supported throughout the process. In this regard Coronel López, PHA Security Director, is doing an excellent job.

## **V. OTHER REGIME ISSUES**

Mr. Jose Colón inquired into the status of the recycling program. Mr. Maldonado pointed out that the Municipality has dismantled its program, since it was not working properly. PHA is pursuing with private entities the possibility of other programs. Mrs. Lizann Plá from Fairlakes III pointed out that there is a lack of illumination at the cross-walk in front of the Four Point Sheraton Hotel going into the Hotel parking. Mr. Maldonado replied that there is a burned out light in that area, which is scheduled to be repaired by mid-April. Also, the Flamboyán tree needs pruning as it blocks a lot of the illumination coming from a nearby pole. Mr. Morgan indicated he will have the tree pruned.

Mrs. Pla also pointed out that there is a wooden area between Maralago and Fairlakes III that need illumination and clean up. Also, traffic through the area has been noted at night. Mr. Morgan indicated he will follow up on these matters as this area is PDMPI property.

Mr. Reynaldo Encarnación informed that PDMPU is back in business processing vegetation material to include grass and palm prongs. Tree trunks and large branches cannot be processed at the moment. PDMU is working on the acquisition of new equipment that will allow processing all materials. This equipment should be on board by the end of this summer.

Mrs. Frances Olivieri pointed out the need to have more trash cans installed along cart paths since people are obviously using the existing ones and often filling them to capacity. Mr. Maldonado informed that another 30 trashcans were ordered and should arrive by the end of April. They will be installed immediately upon arrival.

Mr. Juan Gracia indicated the need to place speed bumps between the Country Club and the Traffic Circle next to Flamboyán Greens entrance. People are speeding through this sector placing in danger golfers crossing the street in that area. Mr. Maldonado indicated we will order speed bumps for the area.

Mr. Heriberto Silva inquired into the ownership of streets within residential areas. Mr. Maldonado informed the committee that according to documents provided by the municipality, the streets of Palmas Plantation, Palmas Reales and Sunrise are municipal roads.

Mr. Reynaldo Encarnación thanked PHA, Colonel López, Cándido Neris and Teresa Castro for all the help to bring the security situation within Palmanova Plaza under control. The situation has improved. It is a matter of enforcing the Municipal Code. Mr. Encarnation has met with business owners at Palmanova Plaza and there seems to be a new spirit of cooperation oriented toward complying with the code.

Mrs. Lizann PláeAnn Pal inquired about the Sea Turtles warning sign that was located in Punta Candelero near the entrance to the beach. Mr. Maldonado replied it appears that during the clean up of the parcel by the developer the sign was destroyed. New signs have been ordered. Mr. Morgan suggested that one of these signs is needed at the end of the new easement between Crescent Cove and Candelero Point.

Mr. Candido Neris informed about recent problems experienced in the open parcel of land in front of La Jolla. Recently young people were detected in the area setting the brush on fire. Action is needed to close out this area. Mr. Julio Ague pointed out that a new wave of graffiti is coming back. Everyone needs to be on watch to identify and report perpetrators to PHA Security.

Mr. Julio Bagué indicated that this is Mr. Luis Lomba's last Delegates Committee Meeting as President of PHA. He thanked Mr. Lomba for his many contributions to the community and his strong support of the Delegates Committee. The PHA Delegates gave a warm applause to Mr. Lomba.

Mr. Lomba thanked all the Delegates for their willingness to step forward to serve the community and the steadfast support that the Delegates have given him during his tenure at the PHA Board.

## **VI. ADJOURN**

The Delegates Committee adjourned at 8:35 pm upon a motion by Joseph Maqueda seconded by Rubén Chamorro.