



**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

**ATTENDANCE:**

Julio Bagué	Casillas de Palmas & PHA Board
Luis Lomba	Plaza Resort & PHA Board
José Beauchamp	Harbourlights
Héctor Robles	Montesol
Miguel Santiago	Fairlakes Village
Reynaldo Encarnación	Palmanova Plaza
Frances Olivieri	Shell Castle Club
Heriberto Silva	Palmas Plantation
Ruben Chamorro	Palmas Reales
Manuel Morales	PHA Board & Southeastern Area
Ricardo Collazo	Beach Village I
Delfín Lorenzo	Palmas Doradas
Victor Nieto	Fairway Courts
Michael Shulevitz	Bahia del Sur
Ivonne Cruz	Haciendas de Palmas
Rita Molinelli	Beach Village II, V & PHA Board
Agapito Cosme	Sunrise
José Bacardi	San Marcos
José Colón	La Jolla
Walter Fournier	Seascape & PHA Board
Providencia Walker	Palmarina
Gordon MacDonald	San Miguel Island
Jose J. Martínez	Montecarlo

**Delegates Absent/Excused**

Isabel Maisonet	Harbourside
Miguel Guiot	Crescent Cove
Jose Andreu	Península de San Juan

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

Gladys Fornaris  
Felix Aviles  
Marie Silvia Rivera  
Marcos Comas  
Luis Muñiz  
Daniel Vasse  
Néctor Robles  
Joseph Barlia  
Brian Babbitt  
Jaime Fernandez

Palladio  
Fairlakes Village III  
Maralago  
Beach Village III  
Plaza del Puerto  
Anchor's Village  
Crescent Beach  
Las Villas I  
Club Villa  
Las Villas II

**Others Present**

Edd Siler  
Antonio Maldonado  
Luis López Lebrón  
Roberto Rizzo  
Antonio Roig  
Antonio Ginorio  
Horacio Diaz  
John Orta  
Joseph Maqueda

PHA Board of Directors  
PHA Executive Director  
PHA Security Director  
Beach Village Property Owner  
Surfside Property Owner  
Sunrise Property Owner  
Costa Verde Property Owner  
Casillas de Palmas Alternate Delegate  
PHA Board of Director

**I. CALL TO ORDER**

Mr. Julio Bagué, Chairman, called the Delegates Committee meeting to order at 6:55 pm.

**II. APPROVAL OF MINUTES**

Minutes of the October 10, 2006 and the November 10, 2006 meetings were approved upon a motion by Walter Fournier seconded by José Bacardí.

**III. CHAIR'S REPORT**

**A. Artificial Reef Project**

The Corps of Engineers sponsored an interagency meeting held on December 6, 2006. Dr. Torrellas made a presentation detailing the studies and the design of the proposed

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

artificial reef. The regulatory agencies provided guidance to the group on how to expedite the permitting process. The preliminary reaction from the regulatory agencies was favorable. A presentation to the head of Department of Natural Resources is still pending.

Mr. Frank Torres, who is assisting PHA as a consultant in this process, is putting permit requests and supporting documents together. Mr. Luis Lomba added that he is working with various companies on a construction cost estimate for the project. The design is flexible in terms of materials available for use in this endeavor.. The idea is to find the most economic alternative.. Initial estimates place costs at \$9-12 million for the entire project.

**B. Beach Access**

The Beach Access Dialogue Committee appointed by the PHA Board to work with the Candelero Point developer has been working on this matter very diligently. This committee which consists of Rita Molinelli, Walter Fournier, Ricardo Collazo and Raúl Rivera has met on various occasions with representatives of the Developer and has reached a viable solution to the community concern for continuous beach access in the Candelero Point area.

Ms. Rita Molinelli, Committee chair, reported that the discussions with the Candelero Point Developer, Mr. Luis Muñiz, were conducted in a very amicable and cooperative manner. The developer has informed the committee that the plans are to provide a six (6) meter easement for beach access between Crescent Beach and the Candelero Point. The easement will have sufficient space for 33 golf cart parking spaces and a small turn-around circle at the end. The area will be appropriately landscaped. This information will be finalized at a meeting scheduled on January 29, 2007 and will be placed in a document to be signed between PHA and the developer. The easement will be included in the construction plans to be submitted to ARPE. Ms. Molinelli indicated that the developer has informed that PDMPI has also agreed to provide another beach access easement between the Candelero Point parcel and a 2-acre parcel owned by PDMPI next to the Beach Club. This information is consonant with information given by Mr. Jaime Morgan, President of PDMPI, at previous Delegates meetings.

The Delegates Committee congratulated Ms. Molinelli and the committee members as well as Mr. Muñiz for the significant progress achieved on this issue and for the manner in which these discussions were carried out.

Mr. Gordon MacDonald mentioned that nearly a year ago he had sent a letter to Mr. Juan Ramón Zalduondo inquiring into the possibility of keeping open a beach easement along the Marina Flushing Channel. The easement will be needed for maintenance of the

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

channel and will provide another much needed beach access to the residents in the Marina area. He requested the Committee to address this matter with Mr. Zalduondo.

Mr. Lomba pointed out that there is a registered beach access easement between the Plaza del Mar project and the old Palmas Inn parcel running along the PDMU pump house. This easement is within the prescribed 400-meter distance required by law. Therefore another easement such as the one suggested by Mr. MacDonald will be something that the owner of the land adjacent to the flushing channel will have to voluntarily provide. Mr. Bagué suggested that the Committee in future discussions with Mr. Zalduondo, should the configuration of the Plaza del Mar parcel allow for such an access, consider this item.

**C. Candelero Park**

As previously informed, PHA is involved in a litigation with the Marbella developer and Palmas Properties Inc. over the construction and transfer of the Candelero Park to the Marbella Club. This lawsuit is before the courts pending litigation. The lawyers are performing the legal due diligence appropriate of these cases. If you have not read the lawsuit I invite you to do so by visiting the PHA website at [Palmaspha.com](http://Palmaspha.com). What PHA seeks is a park with adequate facilities for the entire Palmas del Mar community and that the park is transferred to PHA instead of the Marbella Club. For those of you who have visited the park I am sure you have found those facilities totally inadequate for a community of our size.

The head of Marbella development, has indicated his willingness to negotiate a settlement; however, no specific proposals have been received yet.

**D. Traffic Study**

PHA consultants are still waiting for comments from the Palmas master developer to incorporate into the study. Comments have been promised by the end of January, once received, they will be considered by PHA consultants and the report will be brought up to the PHA Board for a final decision in terms of the course of action that will follow.

**E. Electric Study**

Work continues by PREPA to correct deficiencies brought up in the electrical study update in spite of strike threats by the PREPA labor union. The last two major power outages, latest one this Sunday, were not limited to Palmas but involved the entire Southeast region from Las Piedras to Yabucoa. Fortunately for our community, power was restored at Palmas within a couple of hours. Problems at the Palo Seco plant have placed additional stress in the entire electrical system. Major power outages may

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

continue until the Palo Seco plant is completely restored or additional capacity comes on stream.

Walter Fournier indicated that the time has come for Palmas del Mar to seek alternate sources of energy to meet its requirements. As it is the case with the water supply, Palmas needs a self-

sufficient reliable electrical system to avoid depending on PRASA.. Projects such as Cap Cana in the Dominican Republic should be studied as a possible model.

Mr. Luis Lomba indicated that a new substation is in the process of being built outside of Palmas with a significant contribution by PDMPI. This new substation should improve Palmas del Mar electrical situations and provide added reliability. With the new substation Palmas will have its own dedicated high power lines coming directly from the Monacillo Control Center and will not be affected by regional power failures as it does today.

Rey Encarnación pointed out that often, Palmas water pressure is affected by the electrical problems in the Humacao region. Problems stem from infrastructure deficiencies and interference of trees with aerial lines. Also, he believes that Palmas should look at alternatives and perhaps attract the government to support a pilot project in Palmas to generate electricity. Mr. Joseph Maqueda and Ms. Rita Molinelli also supported Mr. Fournier's idea to begin exploring alternatives for the electrical problems and for the deficiencies experience suffered in the region in general, and the community in particular.

Mr. Julio Bagué concluded the subject by indicating he will elevate this matter to the PHA Board for action as appropriate.

**F. Xmas Decorations**

Congratulations to all of you for the excellent job by all residential areas in decorating the entrances and common areas within your individual regimes. Palmas looked beautiful over the holidays and certainly helped everyone to get into the Xmas spirit. We wish to award kudos to Palmas Reales, Sunrise and Casillas de Palmas for their selection as the best decorated regime entrances. Also special recognition to Beach Village, San Marcos, Haciendas de Palmas, Palmas Plantation, Palmas Doradas, Crescent Beach, Crescent Cove and Fairlakes Village for a job well done.

Also, I want to take this opportunity to thank PHA, the Academy and DCI for a fantastic Xmas party and Parranda. The music, the food and the cart parade was absolutely great. It was very tough to select the winners of the golf cart parade as most participants really

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

did a great job. Those of you who did not participate really missed a great event. Participation and attendance to this great event was the best ever.

**G. ARB**

You may recall, that more than two years ago, at the request of the Delegates Committee a special committee was established to look into transferring the ARB back to PHA and to seek ways of improving ARB operations in view of a series of shortcomings the Delegates felt existed at the ARB at that time. That committee

worked very hard for almost a full year and produced a series of recommendations contained in a report approved by the PHA Board of Directors for implementation on January 25, 2005.

Some of the key recommendations contained in that report included:

- Developing additional ARB Design guidelines
- ARB pursuing its enforcement role more aggressively to insure projects are completed according to plans, design codes and regulatory requirements.
- Making sure no endorsements or use permits are given to projects unless they meet design guidelines and all appropriate regulatory requirements.
- That a formal information/education program is developed to keep the community abreast of current and future projects and to receive community inputs regarding those projects.

Unfortunately, I regret to inform you that in spite of our best efforts to include having a formal document signed by the President of PDMPI, the President of the ARB, the President of PHA and the President of the Delegates Committee, the ARB has failed to implement some of the recommendations contained in the report. That is why we (PHA and the Delegates Committee) have to take upon ourselves to have project developers come to these meetings to present their projects because the ARB does not make an effort to inform the community.

Also, we have to rely on adhoc committees to meet with the developers to secure compliance with regulatory requirements such as beach access for projects near the maritime zone because the ARB refuses to incorporate in its design guidelines basic regulatory requirements for use by the ARB to insure projects meet such requirements. We are not asking the ARB to replace the regulatory agencies or to issue permits that by law only those agencies can issue. However, we do want the ARB to have some

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

guidelines so that when a project is presented it has some broad criteria to check the extent of those permits and to make sure the interests of the community are being looked after.

Twice, has the President of PHA written to the President of the ARB requesting that such broad regulatory guidance be incorporated in the design guidelines of projects and the President of the ARB has refused to do so. The ARB guidelines are those of the community and what should be in those guidelines is what the community wants and not any other way around. The covenants are very clear on this subject.

Also, I have written to the President of the ARB requesting that the ARB complies with the agreement executed among PDMPI, ARB, PHA and the Delegates Committee. Again, this agreement is the result of months of negotiations among the parties already mentioned. As of today, I have not received a reply, although Mr. Shanks in a letter to Mr. Lomba refers to my letter, advising Mr. Lomba that my allegations are not correct.

Following Mr. Bague's remarks, Mr. Manuel Morales made the following statement: "As the President of PHA who appointed the special committee that dealt with the subject of the ARB transfer which concluded within a report containing several recommendations for implementation by the ARB and one who is very familiar and concerned with the beach access issue, let me recap this subject for you to put it in its right context and suggest a specific course of action:

On January 21, 2005 the Palmas del Mar Homeowners Association (PHA) Board of Directors approved for implementation the Executive Report of the Architectural Review Board (ARB) Special Committee signed by the President of Palmas del Mar Properties, Inc., the President of PHA, the President of the ARB (at that time me) and the President of the PHA Delegates. The Executive Report of the Special Committee, of which I have a copy here, contains specific recommendations, among others, for the ARB to insure projects are built according to plans and regulatory requirements and to make sure endorsements are not given to projects unless they meet design guidelines and all appropriate regulatory requirements.

As it has been discussed at these Delegates Meetings, PHA wants to make sure that unimpeded access to beach areas is given to all Palmas residents and the general public in accordance with the applicable laws and regulations governing beach access and that projects built in areas adjacent to the Maritime Zone comply with such requirements. On July 21, 2006 and again on September 14, 2006 the President of PHA made a request to the President of the ARB for the ARB to incorporate in its Design Guidelines and its review process specific beach access requirements for projects located in front of the Maritime Zone.

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

The ARB has assumed a position not to comply with the President of PHA request based on the view that the PHA Restricted Covenants do not empower the ARB to establish and authorize a projects compliance with applicable laws and regulations that govern developments near the Maritime Zone. However, PHA is not asking the ARB to issue any permits or endorsements that legally correspond to government regulatory agencies but wants guidance included in the ARB

Design Guidelines and in the ARB review procedures to insure the ARB have broad guidance to evaluate that projects have the necessary permits and that the project plans meet appropriate regulatory requirements.

The President of the ARB has already indicated that the ARB requires projects located in Palmas coastal waters submit their government approved Maritime Zone and approved beach access plans as part of their ARB submission prior to receiving ARB endorsement; however, there are no existing guidance or procedures from which to review such plans or permits. Thus we are asking that such guidelines be established and PHA has already furnished the ARB with the information that should be considered in those guidelines.

According to the Deed of Restrictive Covenants governing the Palmas community, the ARB shall have jurisdiction to approve all original construction on any portions of Palmas del Mar and shall promulgate design ad development guidelines, and I would like to make emphasis in the words development guidance, and application and review procedures (altogether called the Design Guidelines) on behalf of the Palmas del Mar Homeowners Association. The Deed of Restrictive Covenants clearly states that the guidelines shall be those of the Palmas del Mar Homeowners Association and that owners, builders and developers shall conduct their operations in Palmas del Mar strictly in accordance with the Design Guidelines.

The Puerto Rico Administración de Reglamentos y Permisos (ARPE) granted the ARB recognition as an interested party and indispensable endorser of all preliminary approvals, construction permits and final use permits having to do with the Palmas del Mar development and such recognition in no way limits the ARB from insuring every project complies with the applicable laws and regulations or from performing the most comprehensive review process possible for every project brought up before the ARB. Although the ultimate responsibility for compliance may rest with the government regulatory agencies, the ARB involvement in these matters should be considered a judicious act to help guarantee access to an important amenity resource that belongs to everyone while protecting the interests and the values of the properties in Palmas del Mar.

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

**THEREFORE I**

**MAKE A MOTION:** *To request the PHA Board to pass a resolution directing the Palmas del Mar Architectural Review Board to incorporate in its design guidelines and in its review procedures, specific beach access requirements for projects located in front or near the maritime zone in accordance with regulation #17 and regulation #4 as outlined by the PHA President in a letter to the President of the ARB dated September 14, 2006.*

**I FURTHER**

**MOVE:** *To request the PHA Board to pass a resolution ratifying the recommendations of the ARB Special Committee Report approved by the PHA Board on January 21, 2006 and directing the ARB to implement such recommendations immediately.*

*Should the ARB reject to comply with these resolutions, the PHA Board should then readdress the issue of the ARB ownership to have the ARB functions transferred back to PHA.*

As concluded by the ARB Special Committee in its report, the ARB operations need to run effectively and efficiently so it can serve the needs of the Palmas community and the interest of homeowners and developers. As indicated in the report, who administers the ARB is not as important as insuring it operates efficiently and in accordance with its charter and governing documents. Therefore, if current ARB operations do not meet these goals then it is right to consider changes in its management and control”.

Following Mr. Morales remarks and motions, the Delegates Committee gave him a rousing applause and unanimously approved his motions for presentation before the PHA Board of Directors.

Mr. Michael Shulevitz pointed out that the ARB is not doing its job consequently a lot of the problems being experienced at Palmas can be attributed at their lack of interest. Many security problems stemming from lack of security perimeter fences are taking place because the ARB is not enforcing this requirement up front with the developers. The same thing happens with cart-paths and illumination in front of projects such as Palmanova Village.

Mr. Antonio Ginorio from Sunrise pointed out that the residents of Sunrise found out about The Views Project or Sunrise III through the press. This is a good example to illustrate that the ARB is not keeping the community informed as they are supposed to do.

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

**H. Youth Committee**

Mr. Ruben Chamorro, President of the Youth Committee presented the following report:

A committee was appointed to evaluate and make recommendations on issues concerning the young population of the Palmas del Mar community. Committee members include Ruben Chamorro, Chair, Joseph Maqueda, José Beauchamp, Antonio Roig and Victor Nieto. The committee had its first meeting, drafted a survey for circulation among the Youth community of Palmas as represented by the Palmas Academy student body. At present, the survey is in the process of being circulated among the student body. The result of the survey is expected to be ready by the end of the first quarter of this year.

**A. The issues**

- 1- Although not a new issue, recently there has been some concern about the young adult population of Palmas. As is the norm in every community, with some exceptions, our youth's behavior is the expected conduct of normal, fine teenagers. Concern arises when unacceptable conduct, ranging from annoying behavior, loitering, drinking, vandalism, or more recently graffiti, occurs.
- 2- For years, parents and youngsters alike, have complained that "there is nothing to do in Palmas" for the teenage group. Sometimes they are either kicked out or not allowed to go into places because they are underage. As a result they get bored.
- 3- The resort community of Palmas del Mar is changing over time. Each year there are more families that make Palmas their main residence, meaning that the family makes their life here. These families have both children and young adults. This segment of the population is increasing.

**B. The approach**

- 1- The Youth Issues Committee members should consist, at least initially, of ten members, six adults (we are actually five) and four young adults (ages ranging from 14 to 20)
- 2- Survey this age group regarding:
  - a. *perception of the problem from their point of view*
  - b. *what they think the community is lacking*
  - c. *how to approach their needs*

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

- d. research what is being done in similar communities and how it could be applied here*
- e. develop a youth center with activities that cater to different age groups to encourage the positive participation and creativity of our youth. This project should include an activities coordinator to develop and implement an activities program through the year, from sport competition to artistic events. This would be “their space”.*
- f. the PHA website should have a section for them with calendar of events and other important information pertaining to their age group.*

**C. Conclusions**

We need to take a proactive approach and take action to provide our young people with activities and alternatives to keep them busy and active in our community. They have a lot to contribute to our family life in Palmas and they need their space also.

The committee will start working with these ideas and with PHA and PDMPI and support from the Palmas Academy to develop a plan to address those issues.

Following Mr. Chamorro’s presentation Mr. Bagué indicated that Mr. Chamorro’s report will be included in the minutes and published in the PHA web-site.

Mr. Antonio Roig remarked that youngsters need to be given a place of their own and should take advantage of the new Academy facilities, the new PHA Building and the new Catholic Church to support youth activity initiatives.

Ms. Frances Olivieri pointed out that, in addition of facilities, parents involvement is absolutely essential for youth community programs to succeed.

**IV. PHA EXECUTIVE DIRECTOR’S REPORT – MR. ANTONIO MALDONADO**

**A. PHA Building**

Construction continues at a good pace, on schedule and within budget. Concrete/masonry work is 90% complete and installation of the steel roof structure is being finished. Equipment for terminations phase is on order and schedule to begin to

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

arrive by end of January. In terms of the construction loan, 50% of the funds have been disbursed. In general terms the project overall is 61% complete.

**B. 923 Entrance & Access Control Upgrade**

The 923 Entrance project is nearly complete. Paving of entrance is scheduled for next week and installation of the new Access Control equipment is on-going. Entire project should be completed by end of January.

**C. Cart Path Illumination Project**

Equipment for the illumination of cart path areas is on order. This project will be done by phases commencing with the Candelerio area. This project had its beginning as a suggestion by Victor Nieto at a Delegates meeting which was subsequently approved by the PHA Board and included in the 2007 Budget.

**D. Cart Path Improvements**

Extension of the cart path system to connect Palmas Inn Drive to Harbourside is being coordinated with Juan R. Zalduondo, developer of Las Villas III project. This cart-path extension, if approved by Mr. Zalduondo, will run along the Club Cala back-fence eliminating the need for people to drive in the road and in the parking area in front of Palmanova Plaza and in the Club Cala area.

**C. Palmanova Park acquisition**

Due diligence continues for the acquisition of a 1.3 acre parcel located between the Tennis Center and the Oliva's Restaurant. The objective is for PHA to convert this parcel into a recreational park for the entire Palmas community. Approval from ARPE is required to redesignate the use of the parcel park for the Palmas community.

**D. Censo Patronal**

The Fondo del Seguro del Estado (FSE) will be conducting a "Censo Patronal" in the Humacao Region beginning on January 17, 2007. This census will include Palmas del Mar. FSE inspectors will be visiting construction projects and individual projects within residential areas to insure compliance with FSE regulations and requirements. They will also distribute literature about FSE programs. Regime administrators have been notified about this activity taking place in Palmas del Mar.

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

**V. Security Report**

Mr. Luis López distributed a comprehensive report detailing all delinquent activity within Palmas for the month of December and for the year 2006. Zero homicides, rapes, sexual aggressions, robberies or car thefts were registered in 2006. A total of 46 burglaries and 86 illegal appropriations were reported to the police. Another 93 illegal appropriations or missing property were recorded by Palmas Security but the affected persons had no interest in reporting these items to the police. A trend of burglaries has been noted in the Sunrise area that follows the same pattern. Tactical security resources have been deployed to this area and coordination has been affected with the Puerto Rico police to increase police patrols. Meetings being held with the Sunrise Board and residents to coordinate additional security measures to be implemented in this area to cope with the burglary trend.

Mr. Agapito Cosme questioned why PHA has decreased the number of persons assigned to the tactical team. Mr. Maldonado explained that PHA uses the man-hours assigned to these additional resources in different tasks as may be needed by the community. An increase in an-hours equivalent to two security officers have been assigned to the main and service entrances to improve services rendered at these points. However, the other security officers assigned to the tactical unit are currently deployed in the Sunrise and Palmanova areas based on observed delinquency activity. This is a management security decision based on security trends and risk assessments.

Mr. Edd Siler made reference to a burglary that had taken place at the Palmas Realty Center in December. Although the alarms sounded and security responded, he believes that the security guards did not verify or inspect the building. Mr. Maldonado pointed out that the security report and the interview with the security officer that responded reflect that the alarms sounded within 15 minutes of each other. Both times Palmas Security responded and checked the premises for intruders but everything was normal. During the first response, there was a Palmas Realty employee in the premises and reported things were normal. During the second response, the security officer crisscrossed paths with the same employee who had already exited the premises. He proceeded to inspect the area and reported things normal. It is unknown when the burglary took place or why the alarm did not sound if a window was broken after the second alarm. The missing property was noticed the next day. Alarms at the Palmas Realty are not monitored or controlled by the Palmas Security Dispatch.

**PHA DELEGATES COMMITTEE MEETING  
JANUARY 16, 2007  
MINUTES**

Mr. Walter Fournier indicated that it seems since the Hotel Candelero opened the crime rate has increased. Several incidents have taken place in the parking lot. The hotel should assume more responsibility in this area by assigning more security guards. Also, due to the casino hours of operations, an undesirable element may be entering Palmas at late hours to visit the casino. This undesirable element can easily go in access to other Palmas areas.

Mr. Miguel Santiago inquired into the plan to turn around the increase in burglaries and illegal appropriations. Mr. López indicated that all areas are being evaluated and risks assessments are being conducted. Additional resources are being identified and assigned to trouble areas. An increase in state police patrols has been coordinated. A State Police patrol has been assigned to Palmas on a 24-hour basis. Meetings are being held with residential areas and regime boards to get more individual homeowners involvement and to become more vigilant.

**VI. OTHER COMMUNITY ISSUES**

Mr. John Orta pointed out that the Canals between Casillas de Palmas and the Forest need to be cleaned. The waters are becoming stagnated with the debris that accumulates in these areas blocking the flow of water. Mr. Julio Bagué suggested that a letter be written to PDMPI outlining the problem. PDMPI can then obtain the required permits from DNR and proceed to clean those areas since they are part of their property.

Mr. Antonio Roig suggested that the entrance to the Surfside beach area be opened everyday during daylight hours. Mr. Maldonado accepted the recommendation and will instruct security to open the access gate every day instead of week-ends only as it is today.

**VII. ADJOURN**

The Delegates Committee adjourned at 9:20 pm upon a motion by Walter Fournier seconded by Reynaldo Encarnación.