



**PHA DELEGATES COMMITTEE MEETING  
OCTOBER 9, 2007  
MINUTES**

**ATTENDANCE:**

Julio Bagué	PHA Board & Casillas de Palmas
Luis Lomba	Plaza Resort
Pedro Cosculluela	Southeast District
Lizann Plá	Fairlakes III
Rafael Santos del Valle	Aquabella
Ruben Chamorro	Palmas Reales
Jose J. Martínez	Palmanova
Providencia Walter	Palmarina
Marie Silvia Rivera	Maralago
Reynaldo Encarnación	Palmanova Plaza
Miguel Santiago	Fairlakes I
Ricardo Collazo	Beach Village I
Carlos García	Palmas Doradas
Heriberto Silva	Palmas Plantation
Agapito Cosme	Sunrise
Isabel Maisonet	Harborside
Gordon MacDonald	San Miguel Island
Juan Gracia	Flamboyan Greens
Ivonne Cruz	Haciendas de Palmas
Rita Molinelli	Beach Village II & V

**Delegates Absent/Excused**

Héctor Robles	Montesol I
Radamés Acosta	Montesol II
Marcos Comas	Beach Village III
Néctor Robles	Crescent Beach
Gladys Fornaris	Palladio
Eva Candelario	Club Villa
Jaime Fernandez	Las Villas II
Michael Shulevitz	Bahía del Sur
José Bacardi	San Marcos Island

Frances Olivieri  
José Bacardi  
José Garcés  
Pablo Quiñones  
Mirna Ríos  
Daniel Vasse  
José Colón  
Joseph Barlia  
Miguel Guiot  
José Beauchamp  
Graciela Roig  
Luis Muñíz  
José Garcés

Shell Castle Club  
San Marcos  
Seascape  
Beach Village III  
Business Association  
Anchors Village  
La Jolla  
Las Villas  
Crescent Cove  
Harborlights  
Villa Franca  
Plaza del Puerto  
Seascape

### **Others Present**

Eric Grafals  
Manuel Morales, Jr.  
Walter Fournier  
Servando Díaz  
Luis Rodríguez  
Jaime Morgan  
Edd Soler  
Erasmó Reyes

Shell Castle Club President  
PHA Board  
PHA Board  
PHA Board  
PHA Board  
PHA Board  
PHA Board  
Palmas Plantation Resident

Luis López Lebrón

PHA Security Director

Wilfredo López

ARB Executive Director

Benjamín Orengo  
Commander Miguel Mejías  
Inspector Torres  
Dr. Agripino Lugo

St. James Security  
Puerto Rico Police  
Puerto Rico Police  
Villa Franca

## **I. CALL TO ORDER**

Mr. José Juan Martínez, Chairman, called the Delegates Committee meeting to order at 6:45 pm. Mr. Martínez congratulated the PHA Board and the PHA management for the new PHA building facilities being used for the first time at this Delegates meeting. Mr. Martínez welcomed guests Police Commandant Miguel Mejias, Humacao Area Commander, and Inspector Torres also from the Police Area Headquarters. He also welcomed Dr. Agripino Lugo.

## **II. APPROVAL OF MINUTES**

Minutes of the August 14, 2007 PHA Delegates meeting were approved as presented upon a motion by Agapito Cosme seconded by Ivonne Cruz.

### **III. CHAIRS REPORT**

#### **A. Police Area Commander.**

Mr. Luis López, PHA Security Director, introduced Police Commandant Miguel Mejias, Humacao Area Commander. Commandant Mejias who is new to the area addressed the PHA Delegates underscoring his interest in the community problems and his plans to counteract delinquency and criminal activity in the Humacao area and in Palmas del Mar. Commander Mejias indicated he has assigned additional resources to Palmas del Mar to deal with a recent increase in burglaries within this community. Vehicle and motorcycle patrols are actively working this community on a daily basis and he remains in close contact with the PHA Security Director and the CIC to follow up on status of specific cases. He is also working with Police Superintendent Toledo on the establishment of a Police Detachment at the new PHA facilities in Palmas del Mar.

#### **B. Dengue Presentation.**

Dr. Agripino Lugo, made a comprehensive and detailed presentation about prevention and control of the Dengue in Puerto Rico. Copies of his presentation were distributed to all Delegates in attendance. Also, copies of this information is being distributed to homeowners at the PHA Office. Key points of his presentation included:

- The significance of the current Dengue outbreak
- What is it
- Characteristics
- Treatment
- Who is exposed
- The Dengue Mosquito and its sources
- How does it spread
- How to control the spread of the Dengue Mosquito
- How to control Dengue epidemics
- Community Awareness programs

Mr. Antonio Maldonado, PHA Executive Director, indicated that PHA is doubling its efforts in its Mosquito Control Program which includes fumigation and larva control in lakes and ponds.

Following his presentation and a lengthy question and answer period, the Delegates Committee thanked Dr. Lugo for his excellent presentation.

#### **C. ARB Report.**

Wilfredo López, Executive Director of the Palmas del Mar Architectural Review Board (ARB) gave an update of projects under construction at Palmas.

Los Lagos: Earth movement  
The Views: Earth movement  
Solarea: Earth Movement  
Harbour Lakes: Under construction – Units with use permit: 76 Total Units: 250  
Villa Franca II : Under Construction Units with Use Permit: 52 Total Units: 79  
Palmanova Village: Phase I complete Units with Use Permit: 66 Total Units Phase I: 124  
Yatch Club: Under Construction – First Floor complete

Mr. López indicated that community meetings have been held with interested neighbors of The Views and the Solarea projects. He also pointed out that the final plans for the catholic church have been approved and the pre-construction meeting has been held.

Rita Molinelli pointed out that nothing is taking place in regard to the Palmas Inn and this situation is adversely affecting Beach Village I. Ricardo Collazo also pointed out that the backwash pipes coming out of some new homes in Montecarlo and construction debris has been dumped in the green area between Montecarlo and Beach Village I. This situation requires urgent attention from the ARB. Mr. López replied that action has already been initiated to correct this situation.

Mrs. Ivonne Cruz indicated that the Alturas de Palmas is again in need of maintenance. Ms. Cruz made a motion, seconded by Pedro Cosculluela, to consult with legal advisors the possibility of asking for an injunction (interdicto) to force people to clean up these properties. It was clarified that action is being taken directly by PHA or through the ARB in the case of developers to force the clean up of these areas.

Mr. Eric Grafals asked Mr. Wilfredo López the reasons for not approving the construction of the South District Access Control Gate. Mr. López limited his answer to indicate that this project remains under evaluation at the ARB.

#### **D. Youth Committee.**

Dr. Ruben Chamorro informed that the Youth Committee is now focusing its efforts in the development of the Teen Center at the new PHA Building facilities. A group of youngsters from the Academy visited the proposed center and have provided their inputs in terms of equipment, furniture and decorations they would like to see at the new teen facilities.

Mr. Antonio Maldonado informed the Delegates about the upcoming Regatta to take place in Palmas del Mar on November 22-25, 2007. This event is being organized by the Palmas International Sailing Academy and will include navigation clinics as well as competition events in the Optimist Class. It is estimated forty (40) participants and trainers from various countries will attend this event. Activity coordinators are Dr. Ivan Aponte and his wife Tutti.

### **E. Artificial Reef.**

Mr. Maldonado reported that additional studies for the possible displacement and settlement of structures are being coordinated. Also, a second opinion regarding the viability of this project is being sought from Moffet & Nichols. Regarding the permits process, the Department of Natural Resources (DNR) is yet to provide its technical evaluation. Also, DNR has now suggested that the project be presented again to the Puerto Rico Tourism Company for further support before going to the Environmental Quality Board (EQB) for the Categorical Exclusion request. The project was already presented to the Tourism Company a year ago and they had recommended that DNR become the proponent agency before the EQB. A joint presentation before Tourism, the EQB and DNR is being coordinated.

### **F. Beach Access.**

Ms. Rita Molinelli informed that an agreement has been signed between the Solarea developers and PHA for the establishment and the improvements to be made to the beach access between Solarea and Crescent Beach. These improvements include enlarging the turn-around circle, replacing rocks at the end of the easement with bollards, finishing the wall-fence and landscaping and improving the access at the nearest point of the beach. Regarding the proposed interim access between the Solarea and PDMPI's parcel next to the Beach Club, this proposal remains under evaluation. Mrs. Lizann Pla informed that information provided to her by the Solarea Project Engineer indicated that this easement will be for pedestrians only and limited to three (3) meters. Both Jaime Morgan and Mr. Julio Bagué expressed their surprise at this information as it does not reflect latest discussions on the subject. Mr. Morgan will follow up to ascertain actual status.

### **G. Palmanova Park**

Clean up of the site for the proposed Palmanova Park is in progress. Following clean up of the parcel a drainage system will be installed to prepare the site for installation of recreational equipment. Proposals from City Park have been received and selection of equipment options are under consideration by PHA. This project is being built in a collaborative effort and matching funds between PHA and PDMPI.

### **H. Renewable Energy Committee**

Mr. Walter Fournier indicated that the Renewable Energy Committee continues to meet and explore possible energy alternate sources. As far as windmills, these have been discarded due to aesthetic considerations and the opposition by environmental groups. Mr. Fournier pointed out that the ARB needs to change the Design Codes to allow for the installation of solar energy collectors. Mr. Fournier then made a motion for the ARB to consider including roof options in the Design Codes to allow for the installation of solar energy collectors in future homes at Palmas del Mar. The motion was seconded by Mr. Ricardo Collazo and it was unanimously approved by the Delegates Committee. Regarding legislation on renewable energy sources, a representative of the Committee is

now working with a committee from the Puerto Rico Chamber of Commerce to promote incentives and legislation that will allow the selling of alternate energy back to PREPA (Net-Metering).

Mr. Rey Encarnación indicated that a legislative project has been drafted and is moving forward. Mr. Encarnación recommends that the Renewable Energy Committee be expanded to include PDMU and other institutional areas such as the Academy that may benefit from this type of initiative. Mr. Fournier concurred with this recommendation.

### **I. Traffic Circle**

There has been no progress in the selection of the art piece to be placed at the water fountain in the Palmas Drive traffic circle. PDMPI continues to search for acceptable options.

## **IV. PHA EXECUTIVE DIRECTOR'S REPORT**

### **A. PHA Building.**

Mr. Antonio Maldonado proceeded to read the following letter from Architect Raúl Rivera, designer of the PHA Building:

“The design of this building was conceived to respond, not only to the functional aspects of the PHA operations, but also to reflect the image of its meaning within the community. In this sense, the building acquires two distinct faces: one very balanced and sober façade facing the outside of Palmas that manifests its position as the house of government (reminiscent of the traditional city hall), and one more playful façade towards the community reflecting its purpose as the gathering place for homeowners (evocative of the old “Casinos” in our Puerto Rican towns).

The design also presents a duality in constructive aspects: respecting the traditional detailing of the Palmas architectural style in the exterior, while treating the interiors with a more modern approach, with flowing open spaces revealing exposed ductwork and suspended lighting fixtures.

We were very fortunate to gather an exceptional team to flawlessly execute the construction of this building. We are very proud of this project and hope that it will respond fully to community needs and expectations. Enjoy it”.

Mr. Maldonado also informed that PHA offices and services have been relocated to the new facilities. Landscaping and the installation of the front-parking is in progress and expect completion by end of November. An open-house for the community is being planned on Saturday, November 10, 2007 from 1:00 pm to 5:00 pm.

**B. Security.**

Five burglaries were reported during the month of September. Two of these burglaries took place in Harbor Lights, one in Sunrise, one in Shell Castle and one in Port Road. There were three illegal appropriations reported. One in Port Road (rollo de cable eléctrico), one in a golf cart at Maralago and one at the hotel (rollo de cable eléctrico). There have been no homicides, sexual aggressions or aggravated assaults reported. Three empty houses were subject to vandalism in the area of Sunrise. Someone went behind these homes, next to each other, and through rocks through the windows. Security continues to find an inordinate number of houses with open doors and windows. Often, these houses belong to people who do not reside in Palmas permanently and when contacted, in many cases, several days elapse before they come to check on their property.

The P.R. Police has been conducting weekly operatives in Palmas del Mar intervening with construction and service vehicle exiting Palmas del Mar. Police Patrols are also patrolling the community on a daily basis. Also, the CIC has assigned two special agents to work exclusively Palmas cases. Good progress is being achieved in these investigations, particularly the burglaries that took place in the South District during August and September. Daily meetings are being held with these agents and follow up meetings are being coordinated with victims and CIC agents.

PHA has added another security patrol vehicle and six bike patrols. Also, special security teams have been deployed to these areas. Critical perimeter areas, particularly in Harbor Lights, have been illuminated. Concertina wire has been deployed in possible areas of penetration by foot. Perimeters are being cleaned. Emphasis is being given to clean up lots abandoned by owners.

**C. Cart Path Illumination Project.**

Systems have arrived. Awaiting final approval from the ARB prior to installation.

**D. Recycling Program.**

Committee has been reactivated. Members are Graciela Roig, Ivonne Cruz, Joche Colón, Aura de León and Tony Maldonado. The Committee is scheduled to meet on October 22, 2007. Initiatives include integrating the Palmas Academy in a new program.

**E. Walk-A-Thon (Caminata por la Salud).**

This annual event is programmed on October 27, 2007 departing from Palmas Reales Shopping Center at 6:30 pm and ending at Punta Santiago. There will be breakfast and music at the end. Transportation is available to bring participants back to the Palmas Reales Mall. This event is sponsored by PHA and is open to Palmas del Mar and neighboring communities.

**F. Sunset in Los Lagos.**

This is a community event being planned and organized between PHA and the Los Lagos project developer. This will be an evening of high fashion where the Christian Dior anniversary collection will be showcased. Also, there will be music, food, wine & cheese tasting event with Sommelier Amanda Díaz from vinos V. Suarez. This event is programmed on Saturday, November 17, 2007 from 4:00 pm to 7:00 pm. Information will be mailed to homeowners.

**IV. OTHER REGIME (NEIGHBORHOOD ISSUES)**

**A. Statement by Mr. Luis Lomba**

Mr. Luis Lomba read the following statement for the record:

“Buenas noches amigos de Palmas del Mar. Los planteamientos que les presento hoy tienen tres propósitos:

(See PDF Document)

Following Mr. Lomba's statement, Mr. Jaime Morgan asked for an opportunity to reply to the comments made by Mr. Lomba since many of his comments were addressed to PDMPI and that Mr. Morgan's comments be circulated to the community. Mr. Lomba pointed out that he will not object to Mr. Morgan's request; however, he believes Mr. Morgan's comments should be brought now, as Mr. Lomba has done, or at the next Delegates meeting so they be part of the minutes and be made available to the community. Mr. Morgan replied he will take whatever action he deems necessary to answer to Mr. Lomba's comments in due time.

Mr. José Juan Martínez, Chairman, noted Mr. Lomba's remarks for the record and indicated this matter will be forwarded to the PHA Board for their consideration as appropriate. He added that Mr. Morgan, PHA or any other Delegate will have an opportunity to reply to Mr. Lomba's statement at the next Delegates' meeting if so desired.

#### **B. Realtors Situation.**

Mrs. Lizann Plá informed about a situation whereby a realtor has been renting properties without the consent of the property owners. Mr. Jaime Morgan suggested to Mrs. Plá this situation be reported to the Board of Realtors and DACO.

#### **VII. ADJOURN**

The Delegates Committee adjourned at 9:15 pm upon a motion by Luis Lomba seconded by Miguel Santiago.