



**PHA DELEGATES COMMITTEE MEETING
JUNE 12, 2007
MINUTES**

ATTENDANCE:

Julio Bagué	PHA Board & Casillas de Palmas
Luis Lomba	Plaza Resort
Frances Olivieri	Shell Castle Club
Ruben Chamorro	Palmas Reales
Jose J. Martínez	Montecarlo
Isabel Maisonet	Harbourside
Mirna Ríos	Villa Franca
Heriberto Silva	Palmas Plantation
Miguel Santiago	Fairlakes
Miguel Guiot	Crescent Cove
José Bacardi	San Marcos Island
Pedro Cosculluela	Southeast
Carlos García	Palmas Doradas
Rita Molinelli	PHA Board & Beach Village II, V

Delegates Absent/Excused

Jose Andreu	Península de San Juan
Marie Silvia Rivera	Maralago
Marcos Comas	Beach Village III
Néctor Robles	Crescent Beach
Reynaldo Encarnación	Palmanova Plaza
Gladys Fornaris	Palladio
Lizann Pla	Fairlakes Village III
Joseph Barlia	Las Villas I
Juan Gracia	Flamboyan Greens
Brian Babbitt	Club Villa
Jaime Fernandez	Las Villas II

Héctor Robles
Michael Shulevitz
Manuel Morales
Ricardo Collazo
Víctor Nieto
José Colón
Providencia Walker
Gordon MacDonald
Ivonne Cruz
José Bacardi
Luís Muñiz
José Beauchamp
Carlos García
Agapito Cosme
José Garcés
Pablo Quiñones
Daniel Vasse
José Pedró
Walter Fournier

Montesol
Bahía del Sur
PHA Board & Southeastern Area
Beach Village I
Fairway Courts
La Jolla
Palmarina
San Miguel Island
Haciendas de Palmas
San Marcos
Plaza del Puerto
Harbourlights
Palmas Doradas
Sunrise
Seascape
Beach Village III
PHA Board & Anchor's Village
Tennis Village II
PHA Board

Others Present

Edd Siler
Antonio Maldonado
Luis López Lebrón
Wilfredo López

PHA Board
PHA Executive Director
PHA Security Director
ARB Executive Director

I. CALL TO ORDER

Mr. Julio Bagué, Chairman, called the Delegates Committee meeting to order at 7:00 pm. Mr. Bagué thanked the Delegates for their excellent participation at the Annual Meeting. He also thanked them for the many expressions of support received upon his election as President of PHA and for their support over the past four years as President of the Delegates Committee.

Mr. Bagué noted that this will be his last meeting as Chairman of the Delegates Committee. A special subcommittee has been formed to consider possible candidates for the position of President of the Delegates Committee. Candidates will be evaluated according to certain characteristic standards in order to recommend the best candidate for the position. Once this process is concluded a recommendation will be made to the PHA Board for the final selection.

II. APPROVAL OF MINUTES

Minutes of the April 10, 2007 meeting were not approved due to insufficient quorum.

III. CHAIR'S REPORT

A. ARB

The President of the ARB, Mr. James Shanks, attended the last PHA Board meeting. Following a series of open and frank discussions between the PHA Board and Mr. Shanks, the ARB is now taking action to incorporate in its design guidelines regulatory requirements pertinent to beach access and to implement all the recommendations contained in the ARB Special Report of January 2005. Mr. Shanks also agreed to have Mr. Wilfredo López, the ARB Executive Director, attend the Delegates meetings to provide status reports on projects at Palmas del Mar and to answer any questions the Delegates may have on any other ARB related matter. This was part of a specific recommendation contained in the ARB Special report to keep the community informed through the Delegates Committee.

Mr. Julio Bagué then introduced Mr. López to give his report. Mr. López then proceeded to provide a status of approved projects pending construction and a summary of the ARB review and endorsement process. The following summary reflects the highlights of his presentation:

Approved Projects Pending Construction:

1. **Palmas Inn Condo Hotel** – The Palmas Inn Condo Hotel was endorsed by the ARB in its conceptual plan stage and in the preliminary plan stage. Currently, the Palmas Inn has filed in ARPE for the preliminary development permit. Once the permit is obtained it will be submitted to the ARB for final construction phase endorsement as mandated by the ARB Design Codes. Once the ARB endorses the final plan, the project owner must obtain from ARPE the Urbanization and Construction Permit to commence construction.
2. **Caleta de Palmas** – The Caleta de Palmas project final plans were endorsed by the ARB and it had its pre-construction meeting recently. During the pre-construction meeting, the ARB requested changes in the staging plan. Presently, the developer is revising the staging plan to comply with the ARB requirements. Among other requirements, a new golf cart path and construction fence was requested before starting construction.
3. **Solarea** – The final plans for the Solarea first phase was endorsed by the ARB. Solarea obtained the ARPE construction permits and a pre-construction meeting was held with the ARB about three weeks ago. At the pre-construction meeting, the ARB requested a more detailed staging plan. The plan must be submitted for endorsement before construction can start. All the construction fees to the ARB have been paid.

4. **Parcel RC-6 Condo Hotel** – located behind the Four Points Sheraton Hotel parking lot. The project conceptual plans were submitted to the ARB and they were endorsed. Currently the project is evaluating the amount of landfill surcharge required before the construction. In addition, the surcharge schedule is being revised. Various studies have been made to minimize the amount of fill required for the surcharge. Once the amount of surcharge is decided it will be submitted to the ARB for endorsement and to the Puerto Rico Natural Resources Department.
5. **Alturas de Palmas** – located between La Jolla and Haciendas de Palmas. The project is in the design stage. Conceptual plans will be submitted to the ARB as soon as they are ready.
6. **Palmas Catholic Church** – The Palmas Catholic Church went to a bid and a pre-bid meeting was held a few weeks ago. Eighteen contractors participated during the pre-bid meeting and the final bid date is June 28, 2007. Construction will start as soon as a contractor is selected. The project has been endorsed by the ARB and the project is in the process of obtaining the ARPE Construction Permit.

ARB Review and Endorsement Process Summary:

1. Conceptual Plan submittal - Proposed uses, building types, site design, number of units, density, amenities, etc.
2. Preliminary Plan submittal – Preliminary architectural plans for building site and landscaping including full details of finishes, windows, doors, etc.
3. Final Plan submittal – Final construction drawings electrical, mechanical, engineering, etc.
4. Fee Payment – Construction Security Deposit and Road Repair Fee
5. Staging Plan Endorsement – Construction logistics plan and schedule
6. Pre-construction meeting – The pre-construction meeting is held at the ARB offices and the heads of the following departments and organizations are invited:
 - a. *PHA Executive Director*
 - b. *Security Department Director*
 - c. *PDM Utility Executive Director*
 - d. *PDMPI Engineering Director*
 - e. *ARB Executive Director*
 - f. *ARB Inspector*
 - g. *Project Owner*
 - h. *Project Manager*
 - i. *Sub-contractors*

In the pre-construction meeting full logistics for the construction project are discussed. Also, items such as access routes, employee parking, wash areas, storage areas, hours of construction, holiday schedule, employee entrance, cafeteria, etc. are addressed in detail.

Mr. López concluded his presentation asking the Regimes for assistance in enforcing access of contractors to residential areas during non-construction hours and reporting to the ARB construction activity or remodelations taking place without exhibiting an ARB construction permit (ARB mandatory requirement).

Mr. López also informed that a new Design Guidelines document to include all approved changes to the guidelines is being drafted. The new Design Guidelines document will be circulated for approval by PHA and PDMPI.

Mr. Luis Lomba pointed out that government regulations require that projects should commence within 14 days once earth movement begins. The ARB needs to look into this regulatory requirement and use it as appropriate to enforce the timing and the schedule of construction projects. This may prevent situations such as the one brought up by Frances Olivieri where Villas de Casteglione began to move dirt immediately after ARB project approval but then stopped and nothing else has happened in over a year. Such an action has changed the landscape of the area and has been the source of several sedimentation problems in the Shell Castle Club area.

Carlos García inquired into the status of the electrical line cut during the demolition of the old Palmas Inn. It was pointed out that this matter is being litigated between PREPA and Mr. Juan R. Zalduondo. It is understood a claim is under consideration by an insurance company to pay for the restoration of the damaged line. This situation affects the electrical back up system for the Beach Village area.

Mrs. Rita Molinelli inquired into the timing for the Palmas Inn project. It was confirmed that Mr. Zalduondo has not been able to provide any specifics as to when the project may begin. Mrs. Molinelli also asked about the time limits imposed by the ARB to complete projects. Mr. López indicated that single homes projects are given a year to complete. In those cases where construction has stopped and is beyond a year the ARB is taking legal action. There are no time limits for major projects. Mrs. Molinelli suggested that this matter should be further addressed and that a policy should be put in place regarding completion of major projects.

Mr. Julio Bagué asked about the status of The Views. Mr. López informed that preliminary plans were approved. Work on the road plans and the overall final plan is in process. This project is the 3rd stage of the Sunrise development. Construction access will be directly from Road 906.

Mr. Luis Lomba expressed his concern with possible additional sedimentation of the Marina that may be brought about by the Caleta de Palmas project. Mr. López indicated that this area is receiving special attention and additional sediment control measures will be required from the developer.

Mrs. Molinelli and Mrs. Myrna Ríos inquired into the status and clean up of the new canals or retention ponds built in Villa Franca II. The water in those areas seems stagnated and vegetation seems to be growing out of control making the area look very

unattractive. Mr. López pointed out that the project is still under construction. Part of the project requirement is the proper construction of the retention ponds and landscaping according to plans approved by the ARB. Retention ponds are built to collect storm waters and slowly drain into the connecting canals.

Following the extensive question and answer period, Mr. Julio Bagué thanked Mr. López for his presentation and invited him to attend the next Delegates meeting.

B. ALTERNATE ENERGY COMMITTEE

Walter Fournier along with José Bacardi have been leading the efforts of this committee seeking renewable and alternate sources of energy that could be used as alternatives in Palmas del Mar. In view of the ever increasing costs of the electrical energy and the dwindling oil resources it is imperative that all communities start looking for alternatives to cope with this problem. I would like to ask Walter Fournier to comment on the work of the committee.

Mr. Fournier indicated that the committee has been holding meetings and studying the possible alternate sources that may be usable at Palmas del Mar. The Committee has been focusing in two areas. One, identifying systems could be incorporated into the ARB rules so that they may be installed without having too much difficulty with Palmas architectural theme. Second, how to lobby so that laws be enacted that encourage people to install alternate and renewable energy sources to save energy and, in certain cases to be able to sell this energy to the government or obtain the corresponding credit. Mr. Fournier then introduced Mr. Jaime Negrón, an engineer from EnergTech, a company dedicated to study, design and install alternate energy options.

Mr. Negrón then proceeded to make a presentation on possible alternatives that could be developed at Palmas on a short and long term basis. He pointed out that several major companies such as GE, Mitsubishi, Sharp, Horizon, Caterpillar, Toshiba, etc are staking out strong positions to capitalize on growth opportunities as they see this area as a potential huge market.

Mr. Negrón provided a detailed explanation on the use of renewable energy fields such as Photovoltaic, Wind Power, Biomass Power, Low-impact Hydropower, Solar Thermal Electric and Geothermal. He presented examples about existing residential areas in Puerto Rico already using Photovoltaic systems to drive home generators, appliances, illumination and to heat water. Systems are installed in residential areas such as Montehiedra and Quintas del Rio. On a short term, he suggested that Palmas del Mar, with almost constant source of sunlight, could benefit from the installation of these systems at individual homes and business establishments. Palmas is already the leading community in Puerto Rico using solar power illumination for streets, signage and cart-paths. He also recommends looking into the alternative of installing solar panel roofs in golf carts and transitioning to fully powered solar golf carts. These systems are already available and are being introduced in Puerto Rico.

On a long term basis, Mr. Negrón suggests the development and installation of systems that could generate energy distributable to the general community in Palmas del Mar. Environmentally friendly technologies should be evaluated from a regulatory perspective to determine the most suitable and viable options for this community. These technologies have been fully implemented in many areas of the U.S. and throughout Europe.

Puerto Rico can no longer depend on a single government energy source; particularly, in view of the many infrastructure problems, potential catastrophic situations and the constant increase in costs to produce electricity.

The key to promote widespread development of renewable and alternate energy systems will depend to a large extent on the government ability to pass laws that allow for credits or to sell excess energy back to the government as is done in many states. In Puerto Rico, legislation addressing alternate energy sources is expected by 2008. Intensive lobbying efforts and public campaigns will be needed to insure adequate legislation beneficial to the public is passed by the Puerto Rico Legislature.

Mr. Fournier wrapped the presentation by asking Mr. Wilfredo López to have the ARB look at the design guidelines so that homes could be designed with the capacity to install alternate and renewable energy systems, such as solar panels or energy collectors, to save electrical energy.

Mr. Julio Bagué thanked Mr. Negrón and Mr. Fournier and the Alternate Energy Committee for the excellent work done to date and for the recommendations to the ARB.

C. ARTIFICIAL REEF

An initial cost estimate proposal has been received from Caribe Industrial for the construction of the Artificial Reef. This proposal is based on rocks only option and places the cost at \$12.5 million. However, this figure excludes inspection costs, marine insurance, payment & performance bonds and municipal taxes. Thus, according to the proponent, there are additional costs. We are convening the Artificial Reef Committee to review this proposal with the proponent. We are also working with other companies to pursue a cost estimate proposal for core lock and core lock/rock combination. Meanwhile we continue to work with the Department of Natural Resources the permit aspects of the project. The final evaluation by the technical staff of DNR and EQB is pending.

PDMPI has been asked to pronounce themselves in terms of their financial contribution to the construction costs of the Artificial Reef. This is an important aspect in developing the financial scheme of the project. PDMPI is already contributing 50% of the cost for the study, design and permit phases of the project.

D. BEACH ACCESS

The Wall Fence separating the access from Crescent Beach is being built. Additional improvements to the Access such as landscaping and enlargement of the turnaround

circle are pending to complete the Crescent Beach Wall. Signs posting hours of access, turtle habitat restrictions and no-parking in the turnaround circle have been installed.

In coordination with PDMPI action is already underway to define a temporary access between the Solarea Project and the Beach Club. This additional access combined with the Marbella Park access and the access between Crescent Beach and Solarea will further open up the beach areas in Candelero Point to all Palmas residents.

E. YOUTH COMMITTEE

Mr. Bagué asked Mr. Ruben Chamorro for an update from this Committee.

Mr. Chamorro informed that the Youth Committee has been very active and running well. PHA has contracted a person who is very experienced in running youth programs and a summer program has been developed. This program is based on the inputs provided by the youth through a survey made at the Palmas Academy. Program incorporates outdoor and sport activities, field trips, manual arts, dances, etc. Three activities are planned for every week-end. The program has been given wide dissemination through letters to parents, weekly activity flyers, the Academy, the PHA web-sites and the PHA electronic billboard.

Mr. Chamorro asked the Delegates for their support in providing community sites, such as regime recreational areas, for youth activities. Those events are strictly controlled and well supervised. Also, the Committee could use contributions to acquire basic equipment for certain type of activities such as sport events.

Mrs. Rita Molinelli expressed her appreciation for the quickness in which the Youth Summer Program was developed and implemented. She was complimentary of Mr. Roberto Rodríguez, the Youth Summer Program Director, for his diligent efforts in coordinating all the activities and getting all the community involved.

Finally, Mr. Chamorro discussed the results of the survey conducted among 164 Palmas Academy students age 12 through 19.

Mr. Bagué thanked Mr. Chamorro and his Committee for their excellent work.

F. TRAFFIC CIRCLE FOUNTAIN

Mr. Bagué informed the Delegates that he reviewed with Jaime Morgan several previous architects' proposals, but none seem to match the community ambiance. Mr. Morgan continues to work on this endeavor. Mr. Bagué made some suggestions with the idea to keep the fountain nice and simple.

G. MARBELLA PARK LAWSUIT

Mr. Bague advised the committee that the door has been opened to negotiate a settlement agreement with both PDMPI and the Marbella Club/Candelero Point Partners. We are yet to receive any acceptable proposal from Candelero Point partners. However, we are optimistic that our negotiations with PDMPI will lead us to a satisfactory settlement with them. As far as Marbella Club/Candelero Point Partners, we will not accept anything less than what we have proposed which is a park with adequate access and facilities to serve the entire Palmas community.

While possible settlement options are being pursued, legal due diligence continues in the event negotiations fail.

Mr. Luis Lomba asked for the negotiations points being pursued. Mr. Bague replied that conversation points leading to a possible settlement include: 1) the transfer of the forest consisting of approximately 86 acres, 2) the transfer of approximately 9 acres (PHA had requested 3.2 acres) of areas adjacent to the forest to be converted into a passive park for use by the entire Palmas community, 3) accelerate the transfer of all green areas (except 600 meters in Surfside) within Palmas del Mar to PHA, 4) PDMPI providing matching funds for the development of the Palmanova Park, 5) use of parking areas near PDMPI Executive Offices (by registered public deed), 6) assign by registered public deed 50 parking spaces at PDMPI's parking lot near the new PHA building and 7) the construction of facilities at the Candelero Park adequate and sufficient to meet Palmas community requirements. These are the things being pursued with PDMPI (items 1 thru 6) and Candelero Point Partners (item 7) in exchange for a possible settlement. As far as PDMPI the initial response has been very positive, however Candelero Point Partners and Marbella Club have not reacted to PHA proposal.

Mr. Lomba pointed out that restoring the forest boardwalk, developing the proposed passive park and associated parking next to it may cost as much as \$500,000 while PDMPI stood to gain as much as \$20 million or the appraisal value in tax credits for the transfer of the forest. He questions where the benefit is for PHA in this transaction. Mr. Bague challenged Mr. Lomba's figures since no appraisal has been conducted of the lands encompassing the forest or the certainty of the tax credits. He also questioned Mr. Lomba's estimate for restoring the forest boardwalk since the last cost estimate given to PHA placed such costs at approximately \$184,000. Additionally, Mr. Bague pointed out that the passive park as the name implies will require minimum investment as any costs associated with this project will be mainly in clearing up the nine acres being transferred, and installing a couple of bohios and park benches. In regard to parking for the Forest or the park Mr. Bague indicated that, as already pointed out, negotiations include providing access and use (by public deed) of parking areas adjacent to PDMPI and near the Forest. Thus there is no need to build additional parking areas.

Mrs. Frances Olivieri cautioned PHA about the PDMPI retaining 600 meters of green area in Surfside. She is concerned that if that area is used for construction purposes it will close what she considers "a window to the sea".

Mrs. Rita Molinelli indicated that the area addressed by Mrs. Olivieri may appear much bigger than what it is in reality because there is a large open lot adjacent to it. Once that lot is built and according to the approved segregation plans for that area, the “window” referred to by Mrs. Olivieri will be reduced to approximately 20 feet.

Mr. Julio Bagué added that it is too early to take a position on this matter since PDMPI owns title to the property in question and PHA has not received any proposals regarding this matter.

Mr. Lomba then questioned the transfer of all green areas in Palmas del Mar where we know there are people encroaching on these areas and it will take legal action and expenses to clear these encroachments. Additionally, Mr. Lomba questioned who will pay the taxes on the green areas. Mr. Bagué pointed out that the PHA Covenants and restrictive deeds provide ample mechanisms for getting people to remove encroachments and make them responsible for all legal and court costs associated with such an action. Regarding payments to the CRIM, PHA will comply with the law although tax exemption for all properties has been filed and it is expected that such exemption will be granted.

Mrs. Molinelli indicated that she feels that negotiations are being conducted in good faith and headed in the right direction. Negotiations are still at an initial stage and are too premature to judge or to reach conclusions on any of the matters being discussed. Negotiations must be allowed to take their proper course and trust must be given to those people working and looking after the best interests of the community. Any agreement reached must have the approval of the PHA Board and must be legally sustained before the court of law. Therefore, she suggests Mr. Bagué, with the support of the PHA Executive Committee, continues to work on this matter with the appropriate counter parts in the hope that it will bring the desired results. It appears that PHA has a good negotiation strategy that may prove satisfactory to all the parties involved.

Mr. Lomba stated that he is just looking after the best interest of the community and he feels that Mr. Bague is not doing so, according to certain actions he is taking at PDMU. Mr. Lomba indicated that he understands Mr. Bagué is negotiating to provide water to PP-9 parcel, which is outside the PHA Covenants. Also, Mr. Lomba understands that Mr. Bague is further negotiating to provide water to the Marina Yacht Club within terms not favorable to PDMU. Furthermore, Mr. Lomba pointed out, that Mr. Bagué had deliberately kept him from occupying a seat at the PDMU Board that was supposed to be left vacant by Mr. Gabriel Espasas and given to him. He added that Mr. Espasas had considered resigning from the Board and should that had taken place, according to the PDMU Bylaws, the remaining Class A Board Members representing the homeowners (Mr. Bagué and Mr. Maldonado) should have elected him to complete Mr. Espasas term. Subsequent to that, according to Mr. Lomba, Mr. Bagué convinced Mr. Espasas to remain at the PDMU Board thus keeping him out of the Board. In his opinion, Mr. Lomba's feels this actions are not in the best interest of the homeowners.

Mr. Bagué replied that, although Mr. Lomba's comments have nothing to do with the Marbella Park lawsuit nor with the Delegates Committee, he wanted to state for the record that Mr. Lomba's representations were totally incorrect. Mr. Bagué indicated he is not negotiating anything regarding the PP-9 parcel nor anything with the Yacht Club developers. As a member of the PDMU Board, he can attest to the fact that there have been no discussions at the PDMU Board regarding this particular parcel. Concerning the water provisions for the Yacht Club, the PDMU Board has considered several options and is addressing that matter with the Yacht Club owners. As a member of the PDMU Board, he is knowledgeable, and he has participated in the development of those options; however, he is **not** discussing nor has he been appointed by the PDMU Board to negotiate anything on their behalf.

Regarding Mr. Lomba's statement about a PDMU vacancy, Mr. Bagué pointed out that Mr. Espasas **was** duly elected in direct ballot by the homeowners to represent them at the PDMU Board for a three year term. Furthermore, Mr. Bagué understands that Mr. Espasas at one time had considered resigning from the PDMU Board, but that he had subsequently changed his mind and had decided to complete his elected term. Mr. Bagué added that he would never do anything contrary to the best interest of the homeowners that elected him to the PDMU Board. Mr. Bagué suggested that **should** Mr. Lomba be interested in a position at the PDMU Board he should submit his name for consideration by the homeowners during the PDMU Board election period.

Mr. Pedro Cosculluela intervened in the discussion pointing out that the matters being discussed between Mr. Bagué and Mr. Lomba were not matters pertinent to the Delegates Committee. Mr. Cosculluela added that personal matters or differences of opinion unrelated to topics or issues of importance to the PHA Delegates should be kept off the meeting and aired personally and professionally out of this forum.

IV. EXECUTIVE DIRECTOR'S REPORT – MR. ANTONIO MALDONADO

A. Hurricane Contingency Plan

PHA's Hurricane Contingency Plan for 2007 has been reviewed and distributed to all Regime Administrators, Regime Presidents, PHA Delegates, the Business Association and all major organizations at Palmas del Mar. The plan is also posted at the PHA Website. Everyone is encouraged to become familiar with this plan. Upon an indication of a possible hurricane threat to Puerto Rico, the plan will be activated and actions contemplated in the plan will go in effect. These actions will alter the mode of operations in Palmas and thus the importance for understanding the plan and what to expect once activated.

Activation of the plan will be immediately notified to the community with specific instructions regarding preparation steps being followed.

B. Security

Although in the height of the summer, from a security standpoint, the community remains relatively quiet. No major incidents or criminal acts have been registered, other than the assault that took place in May at the 16th green of the Flamboyant Golf Course where four players were robbed of money and jewelry at gun point. Suspects were subsequently detained by the Police but not processed due to the victims' inability to positively identify them. Furthermore, four burglaries were registered; two of them in residential areas (Surfside and Beach Village) and two in commercial areas (Beach Bohio and Palmas Realty). Two illegal appropriations were reported; one in Beach Village and one in Costa Verde. Three individuals were arrested by Palmas Security and processed by the Police.

C. Cart Path Illumination Project

The equipment is on order. The project installation plans are being submitted to the ARB for review and approval. Equipment is expected to arrive in August with the installation to follow thereafter.

D. Palmanova Park

The parcel owner has agreed to transfer the parcel free of charge to PHA. Signing of the Deed of Transfer is expected by the end of June. The plan is to develop this parcel into a recreational park for small children which will be accessible to the entire Palmas community.

E. Trimming of Trees

A program has been implemented to prune all trees blocking street light illumination. This action should take place during June 18 through June 22. Please contact PHA should you have a light within common areas being blocked by a tree in need of pruning.

F. Trash Cans

PHA has finished installing additional trash collectors along cart paths throughout Palmas.

V. OTHER NEIGHBORHOOD/REGIME ISSUES

None brought forth.

VI. NEW BUSINESS

None brought forth.

VII. ADJOURN

The PHA Delegate Committee adjourned at 9:30 pm upon a motion by Mr. Walter Fournier seconded by Ms. Rita Molinelli.