



**PHA DELEGATES COMMITTEE MEETING
JUNE 13, 2006
MINUTES**

ATTENDANCE:

Julio Bagué	Casillas de Palmas & PHA Board
Agapito Cosme	Sunrise
Luis Lomba	Plaza Resort & PHA Board
Gordon MacDonald	San Miguel Island
Ricardo Collazo	Beach Village I
Agripino Lugo	Villa Franca
José Beauchamp	Harbourlights
Héctor Robles	Montesol
Felix Santoni	La Jolla
Miguel Santiago	Fairlakes Village
Isabel Maisonet	Harbourside
Reynaldo Encarnacion	Palmanova Plaza
Michael Shulevitz	Bahia del Sur
Carmen Miranda	Palmarina (alt.)
Luis Muñíz	Plaza del Puerto
Frances Olivieri	Shell Castle Club
Delfín Lorenzo	Palmas Doradas
José Bacardi	San Marcos
Ivonne Cruz	Haciendas de Palmas
Victor Nieto	Fairway Courts
Gladys Fornaris	Palladio
Miguel Guiot	Crescent Cove
Ruben Chamorro	Palmas Reales
Heriberto Silva	Palmas Plantation (alt.)
Rita Molinelli	Beach Village II & PHA Board
Rita Molinelli	Beach Village V
Walter Fournier	Seascape & PHA Board

Others Present

Jaime Morgan	PDMPI President and PHA Board
Edd Siler	PHA Board
Joseph Maqueda	PHA Board
Cándido Neris	PHA Security
Antonio Maldonado	PHA Executive Director
Juan Bosch	DCI of Puerto Rico Inc.
Xavier Gonzalez	Palmanova Plaza Property Owner
Antonio Roig	Surfside Homeowner
Juan Cruz Ricart	Shell Castle Homeowner
Carlos Rotger	Villa Franca Homeowner
Providencia Walker	Palmarina Resident

Delegates Absent/Excused

Manuel Lebrón	Club Villa
Jose Andreu	Península de San Juan
Joseph Barlia	Las Villas I
Jaime Fernandez	Las Villas II
Felix Aviles	Fairlakes Village III
Marie Silvia Rivera	Maralago
Marcos Comas	Beach Village III
Daniel Vasse	Anchor's Village
Néctor Robles	Crescent Beach
Manuel Morales	PHA Board & Southeastern Area
Rand Marsters	Palmanova

I. CALL TO ORDER

First call to order was made by Mr. Julio Bagué, President, at 6:30 p.m. but there was no quorum. A second call was made at 6:55 p.m. Quorum was established at 70% with 27 of thirty nine (39) Delegates present in accordance with the approved PHA Delegates Committee Rules and Regulations.

II. APPROVAL OF MINUTES

Minutes of the April 18, 2006 meeting were approved unanimously upon a motion by Miguel Guiot seconded by Agapito Cosme.

III. PRESENTATION OF THE OUTER MARINA AND CANDELERO POINT PROJECTS BY ENG. LUIS MUÑÍZ

Eng. Luis F. Muñíz made a detailed presentation on the Outer Marina and Candelero Point projects under development by Muñíz & Zavala Developers.

Mr. Muñiz presentation covered the study, design and construction phases associated with the Outer Marina. The Marina design objectives include reducing the wave energy effects within the Marina basin and prevent affecting the existing operations and facilities in the inner harbor. Design includes the study of wave patterns through modeling and simulation, the study of the depth and conditions of the bottom of the Marina and the optimization of the break-water construction to obtain best possible conditions for the Marina. The project includes the construction of a modern yacht club open to local and international communities boat owners offering all marina services. Already, dredging of the Marina and reconstruction of the breakwater is underway. The project is expected to take approximately 18 months to complete.

Mr. Muñiz also presented illustrative renderings of the Candelero Point project still in conceptual development and Architect Jean Charles Fiddler gave a detail explanation of the development options under consideration. The project contemplates an artificial lake in the middle of a complex that will consist of a maximum of 375 Mediterranean style residential units in structures 3-4 floors high. First area to be developed will be north of the Crescent Beach complex. This phase will consist of 70 to 75 units and should start by the end of the year with approximately 18 months to complete. The entire project may take up to 10 years to finish.

Following the presentation, Mr. Muñiz answered several questions from the delegates on subjects such as access to the beach, maritime zone, parking for golf carts, etc. Regarding the expressed concern with access to the beach in this area, Mr. Muñiz assured the delegates that existing temporary accesses will be respected and, depending upon the project itself, future access will be within the provisions contemplated in the law. Suggestions were made that accesses should be wide enough to allow for the parking and movement of golf carts, entrance to emergency response vehicles (ambulance, fire-trucks, rescue and police vehicles), as well as daily access to beach cleaning equipment.

Mr. Michael Shulevitz presented a motion which was amended by Rita Molinelli as follows: "that the PHA Board takes any and all possible actions to guarantee best and most convenient beach access for the community within the parameters established by the law". The motion was seconded by Ricardo Collazo and approved by the Delegates Committee with the opposing vote of Luis Muñiz, PHA Delegate from Plaza del Puerto Rico. Mr. Muñiz opposes the motion as unnecessary, because in his view, the project intends to comply with the specifications already contained within the preview of the law.

Mr. Walter Fournier clarified that it is Mr. Shulevitz's right to ask for any action he may deem appropriate from the PHA Board. No one is going to do or allow anyone to do anything contrary to the law. What is being asked is that the Board evaluates this situation from a community perspective and, with the proper legal assistance determines if what is being proposed by the developer is consistent with the parameters of the law and in the best interest of the community. Mr. Fournier added that the Board has every right to do just that and it should be in the best interest of the Developer to support the motion

Mrs. Ivonne Cruz inquired into the status of the archeological investigations being conducted at this site. Mr. Muñíz indicated that these investigations are being conducted under the supervision and direction of the Puerto Rican Institute of Culture (ICP) and in accordance with the law. At the conclusion of the investigation a report will be submitted to the ICP for a decision regarding the area under investigation. The area under investigation is outside the site where the Punta Candelero Project will be built. Mr. Jaime Morgan added that the Punta Candelero project areas were already subject to earlier studies by the ICP and were liberated. The studies were 70-80% completed by earlier investigations. Archaeological findings were transferred to the University of El Turabo for preservation.

Mr. Julio Bagué thanked Mr. Luis Muñíz and his project team for the informative presentation given to the Delegates on the Outer Marina and the Candelero Point projects.

IV. CHAIR/EXECUTIVE DIRECTOR REPORT

A. New Board Members

As a result of the resignation to the PHA Board by Lilliam Morales, who moved out of Voting District Eight (8) (Palmanova, Montecarlo, Plaza Resort, Club Villas and Harbourside), Ms. Rita Molinelli has been elected in her place. Ms. Molinelli is a well known community leader and long time property owner in Palmas. She is a PHA Delegate and has served previously in the PHA Board and was also the PHA Board Secretary. The Delegates congratulated Ms. Molinelli on her selection and recognized her generosity and dedication to the Palmas community.

Also, as a result of the resignation of Mr. Alfonso Lozada to the PHA Board representing Voting District Three (3) comprised of Aquabella, Montesol, Fairway Courts and Palmas Doradas, Mr. Joseph Maqueda was elected to replace Mr. Lozada. Mr. Maqueda is a long time Palmas resident and a community leader. He has been a PHA Delegate for many years and has worked with the Delegates committee in the solution of many community issues and problems. The Delegates congratulated Mr. Maqueda on his election to the PHA Board.

B. Artificial Reef

Dr. Torruellas has indicated that the study and design phases are now complete. [Said study](#) reflects that the project is viable within existing conditions. A final report is being prepared and a presentation will be made to the PHA Board on June 16, 2006. The report will be addressed in detail by the Artificial Reef Committee. A presentation will be made to the Delegates at the next meeting.

C. Antenna Parcel

You may have noticed that the old antenna structure between Crescent Cove and Crescent Beach is gone. A golf cart parking area has been established at that location. It is nicely landscaped and provides for ample golf cart parking for those wishing to gain access to the beach using this easement.

D. Illumination of Cart Paths

At the last delegates meeting Victor Nieto suggested that PHA looks into the possibility of installing some sort of illumination along certain areas of the golf cart paths. This item was discussed by the PHA Board. PHA is already looking at proposals to correct this situation. An evaluation of the areas was made. Based on proposals recommendation this item will be considered for inclusion in next year's budget.

E. PHA Projects

- The 923 entrance expansion project should start by end of June. The contract has been awarded to HST Construction. This is a joint PHA/PDMPI project.
- Construction of the PHA Building is proceeding on schedule. First floor level foundation and walls are already complete and work on second level is underway.
- Mainingate upgrades that includes illumination and landscaping phases are completed. Installation of the new AVI system is in progress.
- Traffic study and the electrical study update are in progress and should be complete by the end of June. The infrastructure committee will review these reports.

F. Beach Recovery Projects

In coordination with the Department of Natural Resources, PHA has begun the process of cleaning and restoring the beach areas in the South District. Specifically, the beach cove in Surfside (behind Ramon Lugo's house) and the cove in Shell Castle behind Manny Fox's house are the beach areas considered. The green areas and the approaches to the beach are totally abandoned and covered with vegetation and large deposits of dead vegetation and trash. As part of this effort, PHA has surveyed and re-established the property limits and the nearby neighbors have been notified.

This initiative is consonant with the conceptual Green Area Master Plan developed several years ago by PDMPI and given to PHA for implementation. As it is constantly heard from Palmas residents, the community wants access to the beach and often they express that future developments may limit such access. PHA believes that it should try to improve these areas and make it available to all residents. Through these actions PHA

demonstrates it is being responsive to community concerns, thus reducing the tensions on the beach access issue.

The clean up of the areas will be conducted under the supervision of the Department of Natural Resources. Once the clean up is complete, PHA will re-establish the accesses to these areas and parkings for golf carts. There are some small bridges that must be built to ease the access and step-by-step, continue to improve these areas. These measures require exercising better security control, specially at night, in an effort to avoid other potential problems.

PHA has already received some proposals for the clean up phase of these areas. Additional funds will be needed to provide adequate access and to install minimum facilities such as small bohios, etc. Funds for this project will be transferred from the Forest Project budgeted for this year but being held in abeyance for lack of matching funds from PDMPI.

G. Palmanova Park Initiative

For quite sometime PHA has been pursuing with Joaquin Soler the possible transfer of a parcel of land of approximately 1.3 acres located between the Tennis Center and Oliva's Restaurant. This parcel had been originally designated for community facilities for the Palmanova development. Segregation permit was issued by ARPE on May 17, 1985.

On May 30, 2006 PHA received a letter of offer from Mr. Soler, developers of the Palmanova development, expressing their willingness to sell the parcel to PHA at a minimal price (\$50,000). The sale is restricted for the sole purpose of constructing a park with recreational facilities for the entire Palmas del Mar community.

Mr. Soler's offer is very timely as the community needs adequate recreational facilities for its residential families. PHA has the funds to acquire the parcel and has sent a letter of intent to Mr. Soler, subject to the approval by Referendum of the Type "A" membership as represented by the PHA Delegates and the PHA Board. Approval of two thirds or 2026 of the type "A" members (3040) as represented by the Delegates is required. The referendum process has been initiated and a total of 2,303 votes in favor have been received so far which exceeds the minimum required for approval.

In view of the consistent cry from homeowners for adequate park facilities in Palmas and the recent controversies regarding this topic, PHA feels it needs to undertake initiatives of this type on its own to try to satisfy the community needs.

A resolution will be presented to the Board authorizing PHA to proceed with the acquisition of the Palmanova Parcel for the purpose of establishing recreational facilities for the use of all residents of Palmas del Mar. Such an acquisition will be subject to all the legal requirements associated with the deed of sale such as the appropriate title study, appropriate segregation permits, proof of ownership, payment of taxes, etc.

PHA has already received from Mr. Soler a copy of ARPE's segregation permit and the plot plan as well as a letter certifying proof of title to the parcel. An insured title study will be [requested](#).

The Delegates Committee unanimously endorsed the Palmanova Park initiative.

V. SECURITY REPORT

Mr. Cándido Neris presented a comprehensive report outlining delinquency activity year to date and during the month of May. Up to date there have been zero homicide, sexual aggressions, robberies or car thefts registered in Palmas. During the month of May there were two burglaries (Shell Castle and beach Village) and 19 illegal appropriations. Of these illegal appropriations five (5) took place in residential areas, seven (7) took place in parking lots (mainly hub caps), two in commercial areas, two in construction units, one in a private office and two in public areas. Two individuals were detained and turned over to the Puerto Rico Police.

Mr. Antonio Maldonado underscored the need to increase the level of security awareness and sensitivity of everyone within individual communities to help detect and to stop criminal activity before it occurs. Delinquency is on the rise and everyone needs to be vigilant and report any suspicious activity immediately. The Puerto Rico police has increased resources assigned to Palmas del Mar. The PHA Security Committee is looking into implementing several new initiatives to include community-specific crime-watch programs and electronic surveillance of crime sensitive areas. The Security Committee is also coordinating additional restrictions to service trucks in Palmas del Mar after 5:00 pm and weekends.

Mr. Maldonado also mentioned that a letter of recognition was received congratulating Teresa Castro, Security Operations Supervisor, for her participation in the recent drug operative by the FURA unit in Palmas del Mar.

Mr. Michael Shulevitz indicated the need to limit the number of vehicles per project. He is suggesting no more than three passenger vehicles per construction site and no more than three heavy vehicles by construction at a given time. Mr. Bagué suggested that such recommendations be taken to the Security Committee for their consideration.

Mr. Joseph Maqueda recommends that each residential area conducts an internal security evaluation and implements internal measures to compliment PHA Security in its crime fighting efforts.

VI. ADJOURN

The PHA Delegates Committee unanimously voted to adjourn the meeting at 9:35 pm upon a motion by Ricardo Collazo seconded by Jose Beauchamp.