



**PHA DELEGATES COMMITTEE MEETING**  
**NOVEMBER 14, 2006**  
**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                           |
| Isabel Maisonet        | Harbourside                                 |
| <u>Mercedes Villar</u> | Palmanova Plaza                             |
| Frances Olivieri       | Shell Castle Club                           |
| Gladys Fornaris        | Palladio                                    |
| <u>Heriberto Silva</u> | Palmas Plantation                           |
| Antonio Maldonado      | Montecarlo (alt.) & PHA Executive Director  |
| <u>Joseph Maqueda</u>  | <u>Palmas Reales (Alt.) &amp; PHA Board</u> |

**Delegates Absent/Excused**

|                         |                          |
|-------------------------|--------------------------|
| <u>Miguel Guiot</u>     | <u>Crescent Cove</u>     |
| Jose Andreu             | Península de San Juan    |
| Jaime Fernandez         | Las Villas II            |
| Felix Aviles            | Fairlakes Village III    |
| Marie Silvia Rivera     | Maralago                 |
| Marcos Comas            | Beach Village III        |
| Michael Shulevitz       | Bahia del Sur            |
| Ivonne Cruz             | Haciendas de Palmas      |
| Luis Muñíz              | Plaza del Puerto         |
| <u>Gordon MacDonald</u> | <u>San Miguel Island</u> |
| <u>Ricardo Collazo</u>  | <u>Beach Village I</u>   |
| <u>Delfín Lorenzo</u>   | <u>Palmas Doradas</u>    |
| <u>Victor Nieto</u>     | <u>Fairway Courts</u>    |

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| <u>Rita Molinelli</u> | <u>Beach Village II, V &amp; PHA Board</u> |
| <u>José Garcés</u>    | <u>Seascape</u>                            |
| <u>Daniel Vasse</u>   | <u>Anchor's Village</u>                    |
| <u>Néctor Robles</u>  | <u>Crescent Beach</u>                      |
| <u>Manuel Morales</u> | <u>PHA Board &amp; Southeastern Area</u>   |
| <u>Joseph Barlia</u>  | <u>Las Villas I</u>                        |
| <u>Brian Babbitt</u>  | <u>Club Villa</u>                          |
| <u>Agapito Cosme</u>  | <u>Sunrise</u>                             |
| <u>José Bacardi</u>   | <u>San Marcos</u>                          |
| <u>José Colón</u>     | <u>La Jolla</u>                            |

**Others Present**

|                          |                                 |
|--------------------------|---------------------------------|
| <u>Jaime Morgan</u>      | <u>PHA Board</u>                |
| <u>Edd Siler</u>         | <u>PHA Board</u>                |
| <u>Luis López Lebrón</u> | <u>PHA Security Director</u>    |
| <u>Salvador Ramos</u>    | <u>PHA Board</u>                |
| <u>Shirley Morales</u>   | <u>DCI of Puerto Rico, Inc.</u> |

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

Approval of the October 10, 2006 minutes were postponed until the next meeting for lack of quorum as established by the Delegates Committee Rules and Regulations

**III. CHAIR'S REPORT**

**A. 2007 Budget Presentation**

Mr. Julio Bagué introduced Mr. Salvador Ramos, PHA Treasurer to make a presentation of PHA's 2007 Proposed Budget. The PHA Budget was put together by a Budget Committee comprised of Mr. Luis Lomba, PHA President; CPA Salvador Ramos, PHA Treasurer; Mrs. Shirley Morales, PHA Comptroller; Mr. Julio Bagué, President of the

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PHA Delegates Committee and member of the PHA Board of Directors; Mr. Victor Nieto, PHA Delegate and Mr. Antonio Maldonado, PHA Executive Director.

Mr. Salvador Ramos proceeded to make a detailed presentation of PHA's 2007 Budget. Mr. Ramos underscored that the Association remains in a solid financial position and it is being managed in an efficient an effective manner with excellent fiscal controls in place. The community continues to experience a steady growth in residential units as a result of the high construction tempo being felt in Palmas del Mar. This transitional growth results in expanded community service requirements, and thus, the Association's operational costs will increase in 2007. Also, recent significant changes in the economy such as the new Puerto Rico sales tax law (7% sales tax) together with the minimum wage adjustments will have a direct financial impact on the Association, and consequently, are reflected in the 2007 Budget.

In order to maintain and improve the level of services while sustaining its strong financial position, after 10 years of no increases in the annual assessments a minor adjustment (6%) will be reflected in the 2007 fees. A 2.5 discount will be available for members paying for the full year before January 31, 2007 provided accounts have no balance in arrears. A 25- 33% will be charged for collection cases taken to court. Budget provisions for Capital and Special Projects and for Future Major Repairs and Replacements are contemplated in the 2007 budget, as required by the PHA Covenants.

Following his presentation and a question and answer session, Mr. Julio Bagué thanked Mr. Ramos for his excellent presentation and congratulated the Budget Committee for their efforts in elaborating the 2007 PHA Budget. The Budget will be reviewed for approval by the PHA Board on November 17, 2007. Once approved, it will be mailed to all members of the Association in accordance with the PHA By-Laws and Covenants.

**B. Electrical Study**

As a result of this study PREPA has began to address the shortcomings outlined in the report, particularly in the most critical areas such as Beach Village.

**C. Traffic Study**

The study was reviewed by the Infrastructure Committee. Additional information is being brought forth by PDMPI which may require some adjustments to the study. The PHA consultant will work with PDMPI consultants to iron out any differences. Once the new information is incorporated, the Infrastructure Committee will recommend the course of action to be followed by PHA to insure the present and future needs of the community are met.

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Mr. Julio Bagué pointed out that it was his position that the Delegates Committee be kept abreast of studies and reports commissioned by the PHA Board. Bringing these reports to the Delegates Committee provides another forum where views and ideas can be exchanged that may help to improve these reports as well as the recommendations contained therein.

**D. Artificial Reef**

The Artificial Reef Committee met last week. The Committee is coordinating a regulatory interagency meeting to present the project design and obtain permit process guidance. Also, a presentation is being coordinated with the head of DNR to present the project and obtain his concurrence as the proponent agency. Also, the Committee is working on cost alternatives.

Mr. Luis Rodríguez commented that the objective of the interagency meeting is to present a more concrete report about the project. This occasion will serve to begin the permit process. The interagency meeting has been tentatively set for December 6, 2006.

**E. Beach Access Dialogue Committee**

A preliminary plan outlining the possible beach accesses was presented to the Committee by the Punta Candelero Developer. This plan contemplates a four (4) meter easement between Crescent Beach and Punta Candelero Parcel with golf cart parking spaces at the entrance and at the end of the easement. A turn-around circle for golf carts is included at the end of the easement. Also, another easement is contemplated between the Punta Candelero parcel and a 2-acre parcel owned by PDMPI next to the Beach Club. Discussions continue with the Punta Candelero Developer in regards to the width of these easements. The dialogue between the parties has been conducted in an amicable manner and within an excellent spirit of cooperation.

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

**A. PHA Building**

Construction continues on time and on budget. Installation of the roof steel structure should begin within the next two weeks. The building should be completed by mid-2007.

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**B. 923 Access**

The 923 service entrance expansion project is entering its final phase. Installation of the access control equipment at the new guardhouse is in progress. Demolition of the old guardhouse should take place within the next two weeks.

**C. AVI Upgrade**

Installation of the new AVI system is complete. Problems have been experienced at the exit fly-by lane. A new antenna is being installed at this lane. Also, this antenna will be relocated to improve its signal range and width.

**D. Beach Restoration Project**

Project is complete except for the installation of a pedestrian bridge in the Shell Castle area. PHA is waiting for approval by PDMPI, owners of the green area where bridge will be installed, to complete the project. Permits from DNR and ARPE were received as well as the endorsement by the ARB.

**E. Palmanova Park**

Due diligence for the acquisition of a 1.3 acre parcel of land behind the Tennis Center continues. The goal is to convert this parcel into a recreational park for the entire Palmas community.

**F. Jazz Festival**

The evening of Jazz sponsored by PHA at the Four Points Sheraton Hotel on November 12, 2006 was a great success. A special note of thanks was extended to Patrick Tracy, Hotel Manager and to José Beauchamp, who worked on this project on behalf of the Palmas Academy, for their outstanding support.

**V. SECURITY REPORT – LUIS LOPEZ, PHA SECURITY DIRECTOR**

Mr. Luis López, PHA Security Director, presented a comprehensive summary of delinquency and criminal activity at Palmas del Mar year-to-date and for the month of October.

Statistics reflect zero homicides, rapes, robberies or vehicle thefts year-to-date. During the month of October three (3) burglaries were reported. Two of these burglaries took

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place in Maralago and the property ( three (3) Plasma T.V.'s) were subsequently recovered by the Police C.I.C. The other burglary took place at the Palmanova supermarket. Sixteen (16) illegal appropriations were also reported within Palmas during October. Four (4) of these illegal appropriations took place in residential areas while the rest were scattered among construction sites, parking and commercial areas.

Meetings between the PHA Security Director and various regime administrators and regime boards are being held aimed toward improving internal security procedures and to

better integrate regime security resources with Palmas security. Also, meetings are being held with the various security companies providing services in Palmas in an effort to complement the services and to enhance the overall security of the community as a whole.

Regarding the problem of vandalism, graffiti and the alleged Palmas Gang, meetings have been held with school officials and parents to address the situation. Also, articles have been placed in the Newsletter on this subject. The wave of vandalism and graffiti writing has subsided but security remains on a special watch to detect and apprehend perpetrators.

Mercedes Villar summarized a series of problems that have been experienced in Palmanova Plaza. Problems are being addressed by the Palmanova Board but help is needed particularly controlling regime public areas and the general parking area. Meetings between PHA security and the regime are being coordinated to address specific solutions and implement effective programs to deal with the problems in this particular area. Meanwhile, PHA has assigned additional security resources from its tactical element to this area.

**VI. OTHER BUSINESS/ REGIME ISSUES**

Mr. José Beauchamp raised the question as to what happens in terms of area responsibility once a regime such as Harbourlights establishes an access control program or becomes a gated community. Mr. Luis Lomba pointed out that once a regime such as Harbourlights, which is governed by its own Restrictive Covenants and individual homeowners pay a monthly regime assessment fee, establishes its own access control then it must assume all the responsibilities of a private regime. It is responsible for enforcing its Covenants and assuming the responsibility for maintaining all the regime common areas behind that gate. In that regard it is not in any way different from other regimes in Palmas del Mar.

Mr. Joseph Maqueda inquired into the possibility of PHA repaving Palmas Reales streets. It was pointed out that Palmas Reales as a private regime collecting its own maintenance dues must make provisions for maintaining its own common areas to include the streets.

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The road repair fees are collected and set aside for repaving of Palmas streets common to all Palmas residents and to the general public.

**VII. ADJOURN**

The PHA Delegates Committee adjourned at 9:05 p.m.