



PHA DELEGATES COMMITTEE MEETING
OCTOBER 10, 2006
MINUTES

ATTENDANCE:

Julio Bagué	Casillas de Palmas & PHA Board
Luis Lomba	Plaza Resort & PHA Board
Gordon MacDonald	San Miguel Island
Ricardo Collazo	Beach Village I
José Beauchamp	Harbourlights
Héctor Robles	Montesol
Miguel Santiago	Fairlakes Village
Isabel Maisonet	Harbourside
<u>Mercedes Villar</u>	Palmanova Plaza
Frances Olivieri	Shell Castle Club
Delfín Lorenzo	Palmas Doradas
Victor Nieto	Fairway Courts
Gladys Fornaris	Palladio
Miguel Guiot	Crescent Cove
Ruben Chamorro	Palmas Reales
<u>Heriberto Silva</u>	Palmas Plantation
Rita Molinelli	Beach Village II, V & PHA Board
<u>José Garcés</u>	Seascape
Daniel Vasse	Anchor's Village
Néctor Robles	Crescent Beach
Manuel Morales	PHA Board & Southeastern Area
Antonio Maldonado	Montecarlo (alt.) & PHA Executive Director
<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>Nicolas Delgado</u>	<u>Villa Franca (alt.)</u>

Providencia Walker	Palmarina Club (alt.)
José Bacardi	San Marcos
José Colón	La Jolla

Delegates Absent/Excused

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

Others Present

Jaime Morgan	PDMPI President and PHA Board
Edd Siler	PHA Board
Joseph Maqueda	PHA Board
Antonio Roig	Surfside Resident
Seth Bull	Golf Consultant
Edgardo Rivera	Casillas de Palmas
Jaime Negron	Ener-Tech
Jose Parejo	Traffic Study Consultant
Luis López Lebrón	PHA Security Director
Cándido Neris	Palmas Security & Protection Agency Inc.
Erasmó Reyes	Palmas Plantation Resident

I. CALL TO ORDER

Mr. Julio Bagué, Chairman, called the Delegates Committee meeting to order at 6:55 pm. Quorum was established with thirty delegates present.

Mr. Bagué proceeded to introduce Mr. Brian Babbitt, Club Villa, Mr. Joseph Barlia, Las Villas de Palmas, Heriberto Silva, Palmas Plantation, and Mr. José Garcés, Seacape, newly appointed PHA Delegates from their residential areas. Mr. Bagué introduced retired Police Colonel Luis López Lebrón, new Palmas del Mar Security Director.

II. APPROVAL OF MINUTES

Minutes of the August 8, 2006 meeting were unanimously approved as presented upon a motion by Miguel Santiago seconded by José [Bacardi](#).

III. HEART ASSOCIATION MARCH – MR. SETH BULL

Mr. Seth Bull briefed the PHA [Delegates](#) on the upcoming [Heart Association March](#) programmed for [November 12, 2006 at Palmas Del Mar. This event will be held at Punta Candelero from 12 noon to 5:30 pm and includes health clinics, information booths, music and artistic shows. At approximately 3:30 pm a three-mile walk will commence at Candelero Point, up Candelero Drive, down Country Club Drive to the Country Club Circle and return to Candelero Point via the same route. The entire community is encouraged to register and participate in this event to raise funds for the Heart Association.](#)

IV. [ELECTRICAL STUDY UPDATE – ENG. JAIME NEGRON](#)

[Engineer Jaime Negrón presented an information summary of the Palmas del Mar Electrical Study update recently completed by PHA. Eng. Negrón underscored that there has been a notable improvement in the Electrical Distribution System at Palmas del Mar. Particularly, substantial improvements were made to the Electrical Switching Units and several deficiencies in Pad Mounted Units noted in the early study have been corrected. However, there is evidence that a continuous inspection program by PREPA is needed. The most critical area, as far as deficiencies in transformers is concerned, is in the Beach Village area. This condition is reflected in the frequency and duration of power outages in that area.](#)

Mr. Antonio Maldonado, PHA Executive Director, informed the PHA Delegates that he has met already with the PREPA Regional Director and presented him with a copy of the study. As a result an action plan has been put in action to address critical areas such as Beach Village. Also, Mr. Ricardo Collazo, PHA Delegate from Beach [Village, met with the PREPA Regional Director and the PREPA Regional Operations Director to discuss the problems in Beach Village. The PREPA representatives informed Mr. Collazo of the action plan being implemented by them to correct deficiencies in Beach Village. Implementation of the action plan should commence by the end of October 2006.](#)

[Mr. Maldonado also briefed the Delegates on the progress achieved in the improvement of the Palmas Electrical Distribution system as a result of the Electrical Study undertaken two years ago. Mr. Jaime Morgan also informed the PHA Delegates on the status and progress of the new electrical sub-station being built by PREPA for the Palmas del Mar community. This is a joint PDMPI/PREPA project that should be ready in early 2007.](#)

Once this project gets completed, the Palmas electrical capacity and its distribution system will be enhanced.

Copies of the Electrical Study are available for review at the PHA Offices.

V. TRAFFIC STUDY – ENG. JOSE PAREJO

Eng. José Parejo presented a brief information summary of a traffic study of Palmas del Mar recently completed by PHA. This study is under the active consideration of the PHA Infrastructure Committee to consider its conclusions and recommendations. Also, some modifications may be necessary as a result of new information being provided by PDMPI, according to latest changes in the Master Plan which includes new projects being contemplated. The report highlights parking deficiencies in the Marina, Club Cala, Palmanova and Anchor's Village areas and recommends expansion of Palmas Drive to four (4) lanes as well as improvements to several road intersections within Palmas del Mar. The PHA Infrastructure Committee will address the traffic study in detail at its November 2006 meeting. Copies of the study are kept at the PHA office and are available for review by homeowners.

VI. CHAIRS REPORT

a. Artificial Reef Project

The Artificial Reef Committee is focused on the next stages of the project which includes cost estimates and the permit process plan that needs to be followed. Conversations have been held with potential construction companies on the proposed structures contemplated in the preliminary design. Depending on the structures used, preliminary cost estimates are shown to be around \$6 to \$8 million. Once the permit plan and cost estimates are finalized, the Committee will start working on the financial scheme to fund the project. The financial scheme envisions a cost-sharing program with the participation of government, Palmas developers and PHA.

Mr. Luis Rodríguez informed the Delegates about the complexities of the permitting process for a project of this nature. He also informed that a meeting is being coordinated with the Secretary of the Department of Natural Resources (DNR) to present him with the project and to obtain DNR sponsorship to become the project proponent agent before other regulatory agencies. In terms of the permitting process, Mr. Rodriguez pointed out that initial efforts will concentrate in obtaining a Categorical Exclusion from the Environmental Quality Board which is a very critical step for obtaining such permit. Also, a permit from the Corps of Engineers is required.

B. Beach Access

Mr. Ricardo Collazo reported that the Dialogue Committee (Rita Molinelli, Ricardo Collazo, Walter Fournier and Raúl Rivera) appointed by the PHA Board met with the Developer of Punta Candelero, Mr. Luis F. Muñíz, and reached a tentative agreement.

This agreement includes providing a beach access easement between Candelero Point and Crescent Beach wide enough to allow for emergency vehicles and golf cart traffic. Also, a number of parking spaces at the beginning and at the end of this easement will be provided depending on space availability. In regard to a beach access between Candelero Point property and PDMPI two-acre parcel next to the Beach Club. Muñiz indicated this item has been discussed with PDMPI and they have agreed to provide such an easement. The proposed beach accesses will be incorporated into the plans to be submitted to ARPE for approval. A preliminary plan reflecting these proposals will be presented by Mr. Muñiz to the Dialogue Committee for review and concurrence. Mr. Muñiz appeared very receptive to the proposals brought forth by the committee and promised to do everything he could to accommodate the need for beach accesses in the area.

Mr. Jaime Morgan clarified his statement to the last Delegates meeting regarding future access between the Candelero Point parcel and the Beach Club. Mr. Morgan reiterated that currently there is no temporary access to the beach in that area; however, in the future there will be an access at that location. Thus, the area will have two accesses; one at each side of the proposed Punta Candelero project.

Mr. José Bacardi inquired into the old golf-cart path that used to exist behind the old Palmas Inn. He indicated that some people have asked why that path can't be reopened while waiting for the new project to begin in that parcel. Mr. Maldonado informed that the golf cart access through that area had been ordered closed by U.S. Fish & Wildlife. PHA has tried to have the Developer of the parcel reopen a temporary path inside the construction fence. However, the developer did not accept this proposal due to constructions security considerations dangers and potential liability. Nevertheless, he has indicated he is planning to provide a golf-cart path between this new project and the Palmanova Plaza Building. The path was included in the preliminary plans submitted to the ARB. Thus,, it is unknown when the path will be made available to the community.

c. PHA Project Update

1. **PHA Building**.- The PHA Building is 41% complete, on schedule and within budget. The new building is located behind the existing trailer temporary facilities near the service entrance to Palmas del Mar. The project is expected to be completed by mid 2007.
2. **923 Access** – the 923 Service Entrance expansion project and new guardhouse is nearly completed. The new service gate will have five (5) lanes with the same access control system and AVI system installed at the main gate. This is a joint PHA/PDMPI project.
3. **AVI Upgrade**- A new access control system was installed at the main entrance to Palmas del Mar and will soon be installed at the service entrance to Palmas. The new system consists of special security cameras, monitoring and recording systems and a new automatic vehicle identification (AVI) system. Users should be able to continue to use the old AVI card until the end of December 2006 as PHA transitions to the new system. During that time, both new and old systems will continue to function in the same manner as in the past.

4. **Beach Restoration Project** – The clean up of the Surfside and Shell Castle beach areas is complete. The Habitat Conservation Plan and Incidental Take Permit have been voluntarily extended to these areas. Golf carts are prohibited from entering the maritime zone and signs indicating beach rules and restrictions have been posed. A small pedestrian bridge to ease the access to the Shell Castle beach will be installed by the end of October. A permit from the Department of Natural Resources was received for the installation of this walk-way.
5. **Palmanova Park Initiative** – PHA is awaiting ARPE to change the designation of this parcel from a recreational park for the Palmanova Development to a recreational park for the Palmas community. The parcel owner has informed PHA that a plan has been developed to deal with the drainage problem in the area at no cost to PHA. The parcel will be surveyed and PHA will be provided with a certified survey plan.
6. **Evening of Jazz** – PHA is planning to hold an evening of jazz for the community on November 12, 2006. This community event is scheduled from 6 to 10 pm and features continuous music with the famous Don Baaska Quartet and the Roy Pérez Latin Jazz Group. The evening includes a dinner buffet and the ticket price for the entire affair is only \$35. Tickets will be available in advance and at the door. This is a collaborative effort between PHA, the Four Points Sheraton and the Palmas Academy. The proceeds from this event will go to the Palmas Academy for the school expansion project.
7. **Public Nuisance (Estorbo Público)** – On August 16, 2006 the Municipal Legislature Commission on Security and Safety visited Palmas del Mar to inspect Harbourside 47 property. This property has been in a complete state of abandonment since year 2000 and has become a potential hide out for criminals, a safety hazard for anyone who may enter the property and an eyesore for the community. Following their visit, the Commission wrote a letter to the owner of record advising him that in accordance with a recent Municipal Ordinance the property will be declared a public nuisance within 30 days. The property has now been posted with a sign prohibiting the entrance and advising the general public it is being declared a public nuisance.
8. **Graffiti & Vandalism**- The PHA Security and the Puerto Rico Police are in close pursuit of a group of youngsters in Palmas that have proclaimed themselves as the Palmas del Mar Gang (PDMG). This group is responsible for the wave of graffiti and vandalism seen at Palmas over the past year, including vandalism of community facilities and the destruction of private property. Some of these youngsters have been identified and discussions are being held with parents and with the Palmas Academy. If arrested they will be prosecuted to the maximum extent of the law and could face as a minimum \$10,000 in fines and mandatory 90-day jail terms. Graffiti signatures can be easily matched with that of their owners.
9. **Youth Focus Group**- Mr. Ruben Chamorro was appointed as chair of the Youth Focus Group established at the last Delegates Meeting to determine their desires and what programs they wish to see in the Palmas community that will be in accordance with their expectations. Other Committee members are Joseph

Maqueda, José Beauchamp, Antonio Roig and Victor Nieto. Shortly, Dr. Chamorro will be calling the Committee for a meeting.

10. PHA Budget- PHA is undergoing preparations of the 2007 Budget. Mr. Victor Nieto was appointed as a member of the PHA Budget Committee replacing Mr. Michael Shulevitz. Other members of the Committee are Mr. Salvador Ramos, Mr. Luis Lomba, Mr. Julio Bagué , Mrs. Shirley Morales and Mr. Antonio Maldonado.

VII. SECURITY REPORT

Mr. Antonio Maldonado presented Mr. Luis López Lebrón the newly appointed PHA Security Director. Mr. López retired last year from the Puerto Rico Police with the rank of Colonel. Prior to his retirement he was the Deputy Police Superintended in charge of Puerto Rico Police community relations programs. He also served as Police District Commander and as Police Area Commander in Carolina and Humacao. Colonel López brings with him a vast experience across the spectrum of security, investigations and community programs. Among his primary tasks he will be focusing on the integration of individual community programs to enhance overall Palmas security and upgrading Palmas security services, personnel and procedures. Colonel López can be reached at 787- 852-7730.

Following Mr. Maldonado's introduction, Colonel López proceeded to make a detailed report outlining delinquency activity registered at Palmas during the month of September and year to date. No homicides, sexual aggressions, robberies or cart thefts have been registered during the year. There was one burglary in the month of September reported in Beach Village. Twelve (12) illegal appropriations were reported to PHA Security in September. Seven (7) of these appropriations took place in residential areas. There was a domestic aggression registered in Sunrise. Three (3) individuals associated with illegal appropriations reported above were detained and turned over to the police. A total of 32,235 vehicles received visitors' passes to enter Palmas during September.

Mr. Victor Nieto and Mr. Julio Bagué indicated they have noticed that PHA Security Patrols are moving around too fast, and being seen talking on their cell phones and often they seem to show a lack of courtesy to pedestrians at cross-walks. These actions send a negative message and set a poor example for the community. Both Mr. López and Mr. Cándido Neris, head of the company providing security services to PHA, took note of these observations to follow up with and instruct the security personnel accordingly.

Mr. Brian Babbit inquired into what could be done with golf carts playing extremely loud music. This item was referred to the Security Committee for review and specific recommendations.

Mrs. Mercy Villar inquired into the towing of vehicles in the Palmanova area. It was pointed out that vehicles can be towed if parked in a private property or blocking traffic and causing a problem. However, the Puerto Rico or the Municipal Police must authorize such a towing. Municipal Ordinance for Palmas authorizes the towing of vehicles;

however, the law requires that the police must authorize the towing. The person in need of the towing can request such an action through Palmas Security. Mr. Julio Bagué suggested that private areas should be posted with towing signs.

Mr. Julio Bagué suggested that PHA should look into the possibility of acquiring mobile speed detection units. These units will flash the speed of vehicles approaching the sign and can serve as a deterrent to speeders and to alert others to slow down to posted speeds.

VIII. NEW BUSINESS/REGIME ISSUES

Daniel Vasse brought up the problem of insufficient parking for commercial establishments. He suggested that the ARB must review how use permits for commercial establishments are endorsed as the existing spaces are becoming overly saturated as more commercial business are established.

Mr. Julio Bagué indicated that the recently completed Traffic Study underscores the issue being brought up by Mr. Vasse. The Infrastructure Committee will be focusing in this problem.

Regarding an inquiry about the status of the recycling program, Mr. Maldonado stated that he is working with the Municipality of Humacao seeking options to have the program restarted.

IX. ADJOURN

The PHA Delegates Committee adjourned at 9:15 pm upon a motion by Miguel Santiago seconded by José Bacardi.