



PDM NEWS



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Bye Bye.... Pay Pal

The Pay -Pal account that we have has been frozen. We cannot move money from it. These funds were deposited there by home owners who wanted to pay their monthly dues through PayPal.

The account was set up by Don Pochinko who passed away last year. We are working with his wife to retrieve the funds left there and transfer them to our operating account at Enterprise Bank and Trust in Chula Vista.

Please don't send any payments to PayPal anymore. Please send your payment through Direct Deposit or Bill Pay from your bank directly to:

Enterprise Bank and Trust
Routing No. 122243994
Account No. 1011006648



Concerned Owners' Questions and Answers

The Board has received questions from some concern owners. In the spirit of transparency and clarity, the following is the Board's response to these questions since the Board deems the questions and answers important and beneficial for everyone to know.

Update on Projects and costs

Question - What is the specific work to be done and the timeline for each upgrade?

Answer - There are three projects earmarked for the betterment of the community: Treatment Plant, Perimeter Wall, and Streets repairs.



New Accounts at Enterprise Bank

We have opened 2 savings accounts at Enterprise Bank and Trust. One holds the special assessment fund and the other holds donations collected from other Board's members for specific projects and donations and from homeowners for our neighboring community, Carranza.

A Money Market is being set up to hold our reserves of 125,000 earmarked exclusively for PDM emergencies and it will not be touched for any other reason.

Coming Events

- **March 26 at 10:30 am**
- Home owners association meeting.

Please attend, Many important subjects will be addressed.

New Financial Reports

We are working on making our office more efficient and at the same time satisfying the demands of owners who think we could do a better job to manage the association. New reports and controls will be introduced soon.



Update on community repairs

1. Water Treatment Plant Project

The treatment plant needed urgent maintenance. This consisted of changing the oxygenators, repairing the water tanks, painting, and waterproofing inside and out. Replaced the perimeter fence around the treatment plant, planted trees and vines to minimize visual impact (recommended by the expert company, ISA SOLUTIONS. The majority of the project has been completed.

This plan consisted of two parts.

The first part was carried out by ISA SOLUTIONS, who specializes in treatment plants.

*Diffusion system and work carried out by the company

*The major tanks were drained by the ISA, they were washed, painted, and sealed.

The second part is currently being carried out by our maintenance crew under the supervision of the engineer, Ivan Lozano from ISA SOLUTIONS. All the bases of the railings were rusted, and dilapidated, and dangerous to walk around the superior part of the treatment plant. They have all been fixed. The railings are being painted and it is projected that they will finish by the end of this week. The stair case to access the upper part of the treatment plant was bolted to the ground to stabilize it and the wooden steps will be replaced.

- External Renovation will consist of the addition of a bathroom highly recommended by the engineer.
- Build and install cover for the clean recycled water pumping equipment.
- Replace storage shed doors and cover exposed roofing rafters.
- Repair and paint storage shed exterior walls.
- We will purchase 3 extra pumps to have in case the current ones fail to work properly.

The three smaller sedimentation tanks will be cleaned out by Victor and crew during this month because there are fewer owners/guests at PDM.

Where is the money coming from?

The special assessment voted on at the last general meeting, will cover the streets project. The treatment plant and perimeter wall will be covered by the monthly fees collected. The owners' upfront commitment must at a minimum equal the number of people who stay current on their monthly HOA fees. The calculation was made based on quotes received to repair the streets that need the work and the number of people who stay current on their monthly fees. All Board members as well as owners who used proxies are paying their assessment. Some have already paid in full and others are paying in installments. As you all know, the assessment can be paid in full or paid in installments. All home owners were given a year to complete paying the assessment. The street project will not start until enough funds are collected to cover each section..



2. Upgrade Perimetral Wall Project (to increase safety and beauty)

This Project entails the repairs to the wall, removal of the rusted decorative ironwork, and increasing the height of perimeter wall and plastering where is needed. The whole wall will be painted. This project has already been started. It is expected to be completed by the end of 2022. This project is being built by Julio Cesar Mercado, Contractor.

We are providing the materials and will supervise the quality of work and time spent on the project. Even though this requires additional work for PDM's staff it is more cost effective.



Beach Access Ideas:

Many home owners are talking about and working on a solution to make the access to the beach easier, specially for the senior members of our community who have a hard time crossing the rocks.

One member has taking it upon himself to cover the rocks with gravel. Not all homeowners agree with that solution. Please note: This is not an HOA project nor was it approved by the Board. The owner who is working on it is concerned about people getting injured trying to access the sand. Throughout the years we have received numerous complaints and reports of injured people trying to get to the sand, most of them older people. The homeowner made some of us aware of what he wanted to do and we reminded him that he was working on Federal Zone. He knows that it is precisely for that reason that the Board cannot prevent him from doing it. we also told him that I did not think it would work and that the gravel was going to be washed away by the tide but he insisted.

We did not look at it from an environmental point of view where we also have some concerns. We want to reiterate that this is not an association project nor has it been approved by the Board. our hands are tight there.

Update on community repairs (cont...)

S3. Street Repair for safety (proposal 1)

There are 6 streets to be repaired in total

Street #1 Calle Puerta del Caracol. Work área: 681 m2

Street #2 Calle Puerta Del Sol – Work área: 838.80 m2

Street #3 Avenida Puerta del Mar Work área: 2265 m2

Street #4 Calle Puerta del Coral Work área: 1,906 m2

Street #5 Circuito Puerta de Alcalá Work area: 2208 m2

Pressure washing the streets, shallow patching, league irrigation with asphalt emulsion, supply and placement of 5cm asphalt folder of thickness compact.

Street #6 Circuito Puerta del Mar Work area: 2,186 m2

Asphalt folder milling, re-consolidation and refinement of hydraulic base supply and placement of 5 cm asphalt folder of thickness compact.

First quote for the repair of the streets at \$130,000, and expected to start in June 2022 and continue into 2023.

The Board received a second quote from LAPAS Company last Friday, January, 25, 2022 for \$171,643.24 US dollars. The quote is for exactly for the same work from the first quote but at a much higher price.

NOTE - The Board continues to ask the City of Rosarito to assist in the street work since it is their responsibility. However, the City has not maintained the streets since the last time the streets were resurface by PDM about 10 years ago.

Answer - With the assistance of a few owners, we identified the areas that needed repair, and the bids obtained were from this list.





Update on community repairs (cont...)

1. What are the costs?

Question - What are the costs for each upgrade and what is your budget?

Water Treatment Plant Project Repair (renovate) the treatment plant at \$20,000. This project is very important and started already and it is expected to be completed by end of March. So far we are under budget.

The Perimeter Wall. We received two bids for this project, and we choose to do part of the work ourselves along with the contractor, again to be cost effective. We want to do the work during the low use time to minimize the difficulty of the project. The repairs of the wall are being managed internally and we are doing it with hired labor so as not to distract our maintenance team.

Estimated Total costs:

- TREATMENT PLANT is at \$20,000. From Cashflow
- WALL is estimated at \$45,000. From cash flow
- STREETS upgrade at \$130,000 Paid from 700.00 assessment.
- Total cost of the 3 projects \$ 195,000
- Total with contingency is \$227,500
- Contingency is calculated at 20%

Question- How many owners are you anticipating will pay the assessment?

Answer - Currently we have approximately 160 property owners paying their monthly dues consistently. We are expecting that all this group will pay the special assessment. The total collection from this group is budgeted at \$112,000. The rest of the money to cover the 130,000 will come from additional collections from owners past dues

Answer - Given the anticipated receipt of the special assessment and the timing of the expenditure and where the projects timeline is, our plan is to fund the projects as we go with the receipt of the assessment. Since we started two projects already, our expenditure is slightly ahead of receipt of assessments, but we expect the assessments to catch up quickly.

Question/Comment - All current, past board members and owners who used proxy votes must pay their assessment fee. This is in your best interest as well and would assume those payments/commitments would be verified.

Answer - It is definitely the board's hope and expectation that everyone who voted for the assessment, either directly or via proxy will pay the special assessment!

Additional Responses:

The following is a response from the Board to two homeowners who had additional concerns. Their questions and comments do not reflect the majority group of owner's sentiments, per their response. These two homeowners had questions regarding: "Call the Question", Proxy votes, Assessment and Assessment Rollout, and Recommendations.

Thank you for your email where you are sharing the concerns regarding the different processes that took place at the last meeting, certainly the input and comments from homeowners gives the Board a broader perspective on things and helps improve the activities that we carry out seeking the greater good of the PDM community.



Regarding the key points to “Call the Question”. (continued)

Thank you for the information on Roberts Rules of Order, the board does agree that these rules are useful to keep the meetings in order, however, in Mexico they are not mandatory since this country has its own set of rules for these kinds of meetings. Furthermore, it is important to acknowledge that aside from the general laws that govern meetings contained in the Civil Code for the State of Baja California, PDM has its own set of rules that are precisely contained in its bylaws. The meeting and the assessment topic were conducted according to Mexican laws and our bylaws and therefore the resolutions taken are legal.

We must come to an agreement that the use of the “legal” or “illegal” terms can only refer to what Mexican laws and our bylaws state, we do believe there are areas of opportunity in the referred laws and bylaws (of course), but we must conduct ourselves and PDM activities as things are written right now. Acting differently from what is ordered or outside of the scope of governing laws then would be considered illegal.



Regarding the assessment amount in the agenda

Please bear in mind that the current bylaws don’t require that ordinary or extraordinary fees be taken to discussion of the assembly (see article 25) said determination is the authority of the Board, regardless of this situation, we took the decision to take this item into discussion because of its importance and for the purposes of transparency and democratic principles that we have always observed in our administration. The Board presented a calculation for both fees to the assembly for discussion. The Board’s actions were only aimed to seek the greater good and clarity for the PDM community.

Regarding the “Proxy Votes”.

The proxy letters were duly witnessed. Such situation is evidenced from the letters itself; they all contain the principal’s signature and the witness’s information. As per how the proxies were obtained, we don’t consider it as an issue because PDM bylaws (see article 17) are clear as to the requisites these forms need to observe and since they comply with those terms, they are valid. They were volunteered as stated on the bylaws posted on the PDM webpage and the homeowners understand they can use this means to cast their votes. This information, although printed in our bylaws (article 17), was also send to the owners two times before the last meeting as a reminder that giving the proxy to someone, they trusted was a means of voting. Furthermore, this option has always been communicated through the community bulletin and summons to meetings.

Regarding the “Assessment Fee Rollout”

We check with the office, and as we instructed, the invoices were sent out to all members on January 27,2022 as per the resolutions taken in our meeting. The assessment is due now, however, the opportunity of one year to pay the full amount or in installments was given to everyone. The date to start payment in full or installments was January 15, 2022. Most owners who volunteered their proxies are already paying or have paid in full and so has the Board of Directors.

Homeowners' involvement



Many thanks go to a homeowner who took the initiative and had the dead Sea Lion on the sand near Campo Lopez and hired someone to buried it.



Send us your pictures!

Have you a pretty picture of Puerta Del Mar or the ocean in front of us?

Please send it to us and we will vote amongst all entries which are the best, then we can print a photo book or calendar with the selected pictures.

Security

ALTO!



Our guards have reported that there have been several owners who get upset because they ask their visitors to identify themselves; They are doing their job. We know that more residents would be upset if the guards were not doing their job and letting everyone in PDM without asking for identification. If you are going to have a party or your tenants are going to have a party, it is very important that you send a list with the names of your guests to the office to prevent anyone from sneaking into Puerta Del Mar. The guards' job is preventing any stranger from entering the Puerta Del Mar gates unnoticed. We have several new guards who need to get to know the owners, so if you are asked to identify yourself upon entering, please have a little patience and don't yell at them, they are doing their job. As a measure, the guards have been rotated every two months so that they become familiar with the residents of all three phases and for you to know them as well.