

BRAVO DEL MAR
ADVISORY BOARD MEETING MINUTES
November 13, 2008

The meeting was called to order at 6:15 p.m. by Rose Burr. The following Board members were in attendance: Barbara Dahl, Chet Warfel, Dick Paul, Donna Miller, Rose Burr, Secilia Parsons, and Bob Lloyd (via Skype). Marina McDearmon, Garry Sutherland (water board liason), and Cesar Valdez were absent. Russ Reetz, Jack and Cyd McKenzie attended from the general membership.

Greg Billings has bought Leah and Don Feehrer's home. Greg still has to pay the transfer fee and get his new rental contract. Rose will contact him regarding his contract.

Tom Chapman has sent supporting documentation for his claim of a "Jaime lifetime lease". Enrique has been given the paperwork and advised to write him a 50 year contract.

Roberta Lindel's request for an additional lot in Costa Brava has been denied. She could not provide sufficient supporting documentation.

Bob Crouch wants \$60,000 for the "Spec House", and the Ferres would like to receive \$10,000 in back rent. Bravo del Mar will talk with the Ferres about giving the new owner a 30 year lease for a 20 year price and the new owner will also pay a \$2500 transfer fee. Bob Crouch has a current Bravo del Mar Corporation membership. The lot itself is very large and the Board discussed the possibility of splitting it in two and then selling the other half. After much discussion, Rose made a motion to include the total property with a 30 year lease for a total price of \$97,500. Donna seconded the motion and it was passed unanimously.

Nolo Gaston cannot pay the assessment, but she has said they will pay it when their house sells. She was also given the Articles of Incorporation and the Partnership Agreement to give to the ReMax office so they could list their property here in Costa Brava with them. However, as of now, they have not listed it with ReMax.

The Ferres want to sell "Grandma's House". They are asking \$20,000 for the house, \$25,000 for a 20 year lease and the new owner must buy a membership in Bravo del Mar at a cost of \$5,000. Al and Nolo are also trying to sell it, but we do not have any numbers from them yet. Chet will ask Rafa for a copy of the written agreement regarding this property between the Ferres and Gastons so we can determine what is what since they are both claiming ownership.

Eric Christian has asked to stay where he is until January 1, 2009. He was given a list of tasks to do for the Corporation in lieu of rent. It was reported that these tasks were not being done and action should be taken. Russ said he has been checking places for security issues and has a list of changes he thinks should be made. Russ said Eric is making progress on the things he needs to do in order to move by January 1. (Finish his house, pack, etc.)

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The Board agreed that Barbara should continue her efforts to get John Kelly into a rehab facility. Barbara will try and coordinate an effort for this coming Saturday to remove John Kelly to the rehab facility in San Jacinto. She will talk with Rafa and Jorge Ferre and George from the rehab to see if they can be in Costa Brava around 9 a.m. this Saturday and take John to the facility. She will also talk with James, the local fire chief, to see if he would be interested in using John's house as a training site for a controlled burn. This is an option that may be needed because of the unknown condition of the inside of the house.

Rose would like to continue to use her task template. She asked for suggestions or comments. There were none. She asked if anyone came up with any would they please email them to her.

Shareholder classifications are being prepared for a vote at the annual meeting.

Enrique is working on our proscriptive rights to a section of property just East of us.

Enrique gave Barbara a list of things the Government engineer says we must have done and then submit to the government as our first step in the process of obtaining building permits. The price tag on the list is 270,000 pesos, plus an additional 70,000 pesos for the "rights". We are trying to determine just which items on the list we have already done or can easily do ourselves with our survey computer file. Enrique also asked Cesar to go to San Quintin to the government office that helps people with property claims, obtaining title, etc. Cesar will try and do this next week. Enrique remains positive, but like everything else it may take time. Cesar said it could take 1 to 2 years to "make this happen". The Board agreed an email should be sent to all members regarding this issue. Barbara will send one out next week.

More fencing will be put up starting next week. It will begin where they left off on our Eastern boundary and then proceed down the Southern boundary to the first road.

Bob Lloyd has completed maps showing where our current water and sewer lines are. Bob will also provide us with maps of our drainage system and electrical lines. Chet is preparing a map with addresses for Donna to hand out to local vendors and Chet will also put it on our website. He is also preparing individual plat maps for the contracts.

Barbara reported Garry will be sending out a shareholder email next week with instructions on how making their lot corners permanent. He will also assist in finding local labor, for anyone who asks, to put these permanent markers in.

Dick Paul will be preparing a 2009 budget for approval at the Annual Meeting. Dick will include \$300/mth in the Bravo del Mar budget and \$600/mth in the Bravo del Mar Ferre budget for Cesar's accounting fees. He will include \$3,000/year for Enrique's services.

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Chet made a motion to present the membership with a \$1,000 spending limit for anything not included in the 2009 budget. Rose seconded the motion and it was passed unanimously.

We have shareholders who have paid zero toward their assessment and also have not made any arrangements for their rental contracts. Rose handed out a list of shareholder names to Donna, Chet, Barbara and herself. Each board member is expected to contact these shareholders and assist them in whatever way they can to get their contracts and pay Enrique prior to Dec. 31st. They will also encourage them to either start paying or pay off their portion of the assessment early.

Bravo del Mar has had problems getting American checks deposited into our Mexican account. The Board decided to ask shareholders to make checks out to Rose which she will deposit into her account and then wire the money to our account at no charge. New people buying in will be asked to wire money directly to the account.

Dick Paul will send out billings to shareholders who have a payment due on Jan. 15, 2009. Chet said if someone paid their \$500 assessment 3 times a year, at the end of 5 years they would still owe over \$2,000. Dick will also encourage people to pay off their portion of the assessment.

The homeowner issues were resolved prior to the Board meeting.

Chet presented a Rent Renewal Proposal. This is for Charter members only and would set a renewal price for current contracts. Donna made a motion to approve the proposal as presented with a second from Rose. A discussion ensued where everyone felt our general prices, which this proposal was based on, were too high and needed to be lowered. Chet will research prices and get back to everyone. Barbara made a motion to table the matter for now.

We have had several break-ins lately and are looking for ways to protect our property. As reported in the September update, Dick found the following website for security cameras....www.strictlysecurity.com at under \$5.00. We will also look into the cost of a sign to be posted as you enter Costa Brava. Barbara will look into the cost of a gate or gates and report back.

We will not prepare a sales brochure or approach the ReMax agent until we re-establish our lot prices. We will be unable to rent any lots until we get the building permit issue resolved. Barbara is preparing a one page flyer on Costa Brava homes for sale.

Rose has appointed Marina to head this year's nominating committee.

Our next Board meeting will be right after the Annual meeting.

The meeting was adjourned at 8:47 p.m.