

# Vigilance Committee Tower II

*President's Report for May 24 2021 VC MEETING*

Time 1:30 pm

ITEM I. a. Email from Homeowner Gary Wiram concerning the following:

- Window washing and sealing.
- Return to full functionality of the Lobby.
- Possible parking improvements ... more sheltered, if possible.
- Turning the tennis court etc. disaster into something other than an eye sore ... hopefully a useful added-value.
- Possibilities for added storage space.
- Road improvement. Gary and Ruth Wiram #401 - T2

b. other homeowner issues.

ITEM II Update from Marti on AC activities

**Tower II V.C. -- May 24, 2021**

## **COVID-19 Status**

The State of Baja California remains at the “yellow” level of risk for transmission of the Coronavirus and as such, gathering indoors are still limited to 50% of capacity. The A.C. is still unable, under these guidelines to call a Master Development General Assembly meeting to elect new officers so those elected in February 2020 continue to serve.

## **Common Area Maintenance and Repair Projects**

**FRONT GATE AND MEDIAN:** The contractor has failed to comply with the contract terms, and we are now seeking bids and support of the AC/VC to complete the project with another contractor.

- The initial contractor used a lower gauge wrought iron for the fence than the fence being replaced.
- One section hasn't been completed.
- The contractor now claims that the posts were not included in the original bid and will not be replaced under the terms of the original proposal. He specifically had stated verbally that the posts were included but now is retracting such a statement. The posts and a stationary section of the gate are rusted and require replacement.

The bid was awarded to the original contractor on the basis of recommendation by two V.C. presidents and the committee that developed the gate design. One V.C. president had reported unsatisfactory personal experience with the contractor and one V.C. has complained about the process where the AC/VC agreed to move the project forward.

This project also involved reducing the median to allow for larger trucks to enter Calafia, as required by Protección Civil. The exit is now 14 feet wide, allowing for some fire trucks, moving vans, larger pick-up trucks, and delivery vans to enter and exit.

To meet the requirements of the Fire Department, the new gate behind Tower III will have to be re-worked to allow a larger turning radius for the ladder trucks required to fight a fire on the upper floors of the towers. We continue to request support from Sore Gordon to replace the gate and opening behind Tower III to allow fire trucks to enter and turn around. The financial responsibility for this modification to that entrance has not been addressed at this time.

**PERIMETER WALL:** We have nearly completed the process of obtaining a permit to replace the 13 meters of collapsed perimeter wall (the original wall failure), having started the application process in December 2020. We've now received approval by the City of Rosarito to remove the debris from the collapsed wall and to remove the barrier that blocks Tower I homeowners from using their parking spaces. These will be the first steps for the contractor selected for the wall re-construction.

It has been extremely difficult to find qualified contractors to bid on the project to rebuild the wall. The contractor who started the front gate process bid on the wall replacement but the A.C. sees his failure in completing the front gate project as a disqualifying event. One other contractor has submitted a bid, another has declined to bid on the project, and a third contractor has promised a proposal but is now three weeks late in delivering it. (The latter is the contractor who build the wall behind Tower III.)

The Tower III V.C. has instructed the regime Administrator to pay their portion of the expenses to date for the perimeter wall. We expect to see that reimbursement very soon, which will bring all regimes current on their share of the expenses for the engineering studies, plans and technical specifications and permit fees.

### **Fiber Optic Installed**

Telnor has installed fiber optic cable in Calafia and is converting their existing customers to the service. The number of lines available is limited – 28 in Tower II – and Telnor has been unwilling or unable to provide a timeline for additional hook-ups for Calafia homeowners. Our best guess is that it will be several months before any additional lines will be available.

Both A.C. officers and Calafia staff have spend many hours trying to get more complete information from Telnor but have been mostly unsuccessful and frustrated in our efforts. As we

are able to get information, we will forward it to homeowners. We, the Board, and staff, have absolutely no control over the roll-out of this project, or information on the plan to make fiber optic available to all Calafia units. (Regrettably!)

#### **OTHER COMMON AREA PROJECTS:**

- Repaired one hot tub in Tower II; other one still needs a costly new pump.
- Replacing rusted propane tanks near club house.
- Replacing shower at pool.
- Replacing pool lounges.
- Painting fountains
- Repairing (or replace) motor in men's steam room.

Homeowners have also raised concerns about paving the roads in the development, but the project has not yet been investigated for cost and qualified contractors or whether it can be accomplished with Calafia maintenance staff.

The maintenance staff doesn't have enough hours in their work week to complete all maintenance projects in a timely manner. Some projects are pending the completion of projects deemed a higher priority.

#### **TOWER II Incidents**

Since the last A.C. report to the Tower II V.C., there have been ongoing issues with a homeowner whose long-term renter has violated several rules, in both V.C. managed and A.C. managed areas. Fines have been issued and the homeowner advised of her responsibility for the behavior of her renter, but she continues to complain and harass the staff.

There was a leak in a unit in the #03 column that caused water damage in some units below and the lobby. Repairs have now been completed and the homeowner has paid for the damages.

#### **Current A.C. Treasurer Now on Checking Account**

In order to remove the treasurer originally allowed on the A.C.'s bank account, the A.C. has now opened accounts at a different bank and will be clearing out the Bancomer account and requesting that the old account be closed. The processes at Bancomer made it impossible for Calafia to assign a new Treasurer to the account, but Santander opened an account and is allowing a transfer from the Bancomer account. Once all funds are transferred, Calafia will request that the account be closed because the original treasurer authorized on the account is no longer here.

Beginning in June 2021, all regime transfers will go to the Santander accounts, either pesos or dollars. Two Tower II homeowners had been making their HOA fee payments directly to the Bancomer dollars account and they have been instructed to re-direct their payments to the Santander account so the Bancomer account can be closed.

Once the COVID-19 restrictions are lifted and the A.C. can hold a meeting to elect new officers, the current Treasurer will be replaced by the newly-elected Treasurer.

### AC/VC Meeting set for Saturday, June 6<sup>th</sup>, 11 a.m. via Zoom.

#### ITEM III. Report on Projects:

| MAINTENANCE PROJECTS 2020         |               |  |   | DATE: 05/20/2021                         |
|-----------------------------------|---------------|--|---|--|
| Tower II                          |               |  |   | TUESDAY AND THURSDAY                     |
| PRIORITY LEVELS                   |               |  |   | 4 hours per day                          |
| 1 = Immediate Attention           |               |  |   |  |
| 2 = Complete within 30 days       |               |  |   |  |
| 3 = More than 30 days to complete |               |  |   |  |
| 4 = Completed                     |               |  |   |  |
| Priority                          | Date Assigned | Description - English  | Description - Spanish   | Resource/Person Resp.                    |
| 4                                 | 3/19/2021     | LOBBY JACOZZY WINDOWS AND WALL   | LOBBY JACOZZY VENTANAS Y BARRA  |  |
|                                   | 3/24/2021     | REMOVE LITTLE WALL   | REMOVER BARRA   |  |
|                                   | 3/26/2021     | METAL FRAME  | MARCO DE METAL - JONAS -  | 7,600.00 PESOS + IVA                     |
|                                   | 5/14/2021     | FINISHED   |   |  |
| 4                                 | 3/19/2021     | LOBBY WINDOWS GYM  | LOBBY VENTAS GIMNASIO   |  |
|                                   | 3/25/2021     | ASEGURANZA   | INSTALLED PART  |  |
|                                   | 4/20/2021     | FINISHED   |   |  |
| 1                                 | 1/26/12/19    | Grind and Paint metal stairs   | Moler y pintar escaleras metálicas  | Calafia Maintenance FINISH               |
| Step 1                            |               | Purchase paint and begin work  | Sef bought 04/29/2020   | \$5,604.54 pesos                         |
| Step 2                            |               | Purchase paint   | Sef bought 05/15/2020   | \$5,717.28 pesos                         |
| Step 3                            |               | Purchase paint   | Sef bought 06/17/2020   | \$5,104.42 pesos                         |
| Step 4                            |               | Purchase paint   | Sef bought 08/10/2020   | \$5,725.00 pesos                         |
| Step 5                            |               | Purchase paint   | Sef bought 09/14/20   | \$5,420.48 pesos                         |
| Step 6                            |               | Calafia present time   | TUESDAY 12th will back to work  |  |
| Step 7                            |               | Purchase paint   | 6th buy 11/24/2020  | 5,500.00 pesos                           |
| Step 8                            |               | Re-Paint Stairs  | Re-pintar escaleras   | working lobby                            |
| Step 9                            |               | Purchase paint   | 7th bought  | \$1,244.00 pesos                         |
| Step 10                           |               | Finish   |   |  |
| Step 11                           |               | Cleaning hall and stairs   |   |  |
| Step 12                           |               | Re-Paint Stairs  |   |  |
| 1                                 | 11/22/2020    | CEILING JOBS 603,503,403   | COTERAS TECHO JOBS 603,503,403  | BENITO                                   |
|                                   | 12/26/2020    | WORK JOBS  | TRABAJAR JOBS   |  |
|                                   | 5/20/2021     | JOBS FINISHED  |   |  |
| 1                                 | 6/26/2020     | Septic Tank T1 / T11 replace pump  | Reemplazar bomba fosa septica T1 / T11  |  |
| Next Step                         | 6/28/2020     |  | Vitaruave Estimate  | Waiting Estimate aprox \$1,825.00 dls    |
| Next Step                         | 9/2/2020      |  | T11 accepted estimate   |  |
| Next Step                         | 9/22/2020     |  | water continue waiting to the beach   | Please check with Benito as soon you can |
| Next Step                         | 10/20/2020    |  | Estimate Ing. Vitaruave   | 1,825.60 dls                             |
| 1                                 | 9/24/2020     | FIRE HOSES BOX MAINTENANCE   | MANTENIMIENTO A CAJA DE MANGUERA DE INCENDIOS   |  |
|                                   | 9/25/2020     | WORK SAMPLE  | MUESTRA DE TRABAJO  | BENITO                                   |
|                                   | 10/20/2020    | Next step  | FIB 1 12  |  |
|                                   | 2/12/2021     | Next Step  | Floor 4th   |  |
|                                   | 3/26/2021     | Next Step  | BSAGRA/HINGES   |  |
|                                   | 5/26/2021     | WORKING ON   |   |  |
| 1                                 | 12/23/2020    | ROOF PROJECT   | PROYECTO TECHO  | BENITO                                   |
|                                   | 12/29/2020    | ESTIMATE MATERIAL  | PRELUPUESTO DE MATERIAL   | \$15,500.00 PESOS + IVA                  |
|                                   | 1/12/2021     | MATERIAL   | MATERIAL  | \$12,487.27                              |
|                                   | 2/12/2021     | remove damaged tile and wood   | retirando madera y tile dañado  | Calafia Employee                         |
|                                   | 3/25/2021     | INSTALL WOOD   | INSTALACION DE TRIPLAY  |  |
| Priority                          | Date Assigned | Description - English  | Description - Spanish   | Resource/Person Resp.                    |
| 2                                 | 1/26/12/19    | Replace Drainage Pipe Between 03 and 04 Condos   | Reemplazar la tubería de drenaje entre los condominios 03 y 04  | Outside Contractor -- FININGO            |
| Step 1                            |               | First bid received; 2 additional bids needed   |   | Benito                                   |
| Next Steps                        |               | Identifying vendors  |   | Benito                                   |
| Next Steps                        |               | Benito work  | Trabajo de Benito   | \$1,000.00 pesos + IVA                   |
|                                   | 11/27/2020    | Working with Len   |   |  |
| Priority                          | Date Assigned | Description - English  | Description - Spanish   | Resource/Person Resp.                    |
| 3                                 | 1/26/12/19    | Replace Diesel engine powering Fire Hoses; also see if can be used for emergency power for T2 and T3 | Reemplazar el motor diesel que alimenta las mangueras contra incendios; también ver si puede usarse para energía de emergencia para T2 y T3 | Outside Contractor, BENITO GAVE 2 BIDS   |
| Step 1                            |               | First bid received; 2 additional bids needed   |   | Benito                                   |
| Next Steps                        |               | Research used engine and alternate ideas for replacing to lower expenses                             |   | Benito and board                         |
| Next Steps                        |               | 1st bid  | 18,884,801 DLS  |  |
| Next Steps                        |               |  |   |  |
| Next Steps                        | 9/22/2020     | The company can replace Diesel engine powering Fire Hoses but they cant used for emergency power     |   |  |

| Priority | Date Assigned | Description - English                                    | Description - Spanish  | Resource/Person Resp.                    |
|----------|---------------|--|--|--|
| 3        | 06/12/20      | Redo drainage on P1 and P2 levels to prevent flooding    | Rehacer el drenaje en los niveles P1 y P2 para evitar inundaciones | Outside Contractor—FINCING               |
|          |               | Step 1 First bid received; 2 additional bids needed      |  | Benito                                   |
|          |               | Next Steps On hold until back wall replacement completed |  | Benito and board                         |
|          |               | Next Steps   |  | Please check with Benito as soon you can |
|          |               | Next Steps   |  |  |
|          |               | Next Steps   |  |  |
| 3        | 7/9/2020      | Replace stair access door                                | Reemplazar puertas de Acceso de las escaleras de cada piso         | Benito                                   |
|          | 7/13/2020     | 1st Step   | Estimate   | Benito                                   |
|          | 7/14/2020     | Next Step  | Vertical Estimate  | \$6,500.00 pesos 2 doors                 |
|          | 9/1/2020      | Next Step  | Just paint and maintenance   |  |
|          | 5/20/2021     | CANCEL   |  |  |
| 3        | 7/9/2020      | 4  | Revisar tubería en sink y lavavajillas Piso 4                      |  |
|          | 9/22/2020     | Next Step  |  | Please check with Benito as soon you can |
| 3        | 7/4/2020      | Get price for washing windows                            | Consiguir precio para lavar ventanas                               | Benito -November 2020                    |
|          |               | Next Step Presupuesto 07/29/2020                         | Estimate   | \$15,000.00 pesos + IVA                  |
|          |               | Next Step Presupuesto Art vendor                         | Estimate   | \$35,000.00 pesos + IVA                  |
|          |               | Next Step Presupuesto Silicone                           | Estimate silicone  |  |
| 4        |               | MAIN PIPE LEAK WATER                                     | Fuga de agua tubería principal                                     | Benito                                   |
|          | 5/13/2021     | FINISHED   |  |  |
| 4        |               | Leaky bathroom memo leak water                           | Fuga de agua en baño de hombres                                    |  |
|          | 5/19/2021     | FINISHED   |  |  |
| 4        |               | FLOOR WASHED   | Lavado de pisos  |  |
|          | 5/13/2021     | FINISHED   |  |  |

#### ITEM IV. Financial Report

- a. Update on 303 issues: supposed to be someone interested in purchasing
- b. For financials and banking see treasurers report

#### ITEM V. New Business:

- a. Communication of what is owners sole responsibility vs the community as a whole.

**GENERAL MEETING CONCLUDES 3:00 pm**