



**To:** All Owners  
**From:** Mr. Humberto García, Board of Directors President  
**Date:** June 5, 2025  
**Re:** June 4, 2025 Extraordinary Assembly Meeting Agreements Notification

<b>Board of Directors:</b> <b>Present:</b> <ul style="list-style-type: none"><li>○ President: Mr. Humberto García</li><li>○ Vice President: Mrs. María Luisa de Boyrie</li><li>○ Treasurer: Lic. Juan Acosta</li><li>○ Secretary: Mrs. Jennifer Rodríguez</li><li>○ Vocal: Mr. Gerónimo Robaina</li></ul>	<b>Invitados:</b> <ul style="list-style-type: none"><li>○ Lic. Sally Delgado, Legal Representative</li><li>○ Mrs. Sandra Otero, Administrator</li></ul>
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### Meeting Opening

The Assembly meeting was called to order at 7:10 PM on Wednesday, June 4, 2025, in the condominium's event hall. The meeting was presided over by Mr. Humberto García, President of the Board of Directors. At the commencement of the meeting, 9 owners were present, and 1 was represented by proxy. Mr. García formally opened the assembly and transferred the direction of the proceedings to Attorney Sally Delgado, the condominium's legal counsel. No objections were raised regarding Attorney Delgado assuming control of the meeting.

### Proof of Meeting Notice

Evidence of the meeting notice was presented. The notice had been distributed to all owners via email, postal mail, and/or posted on their apartment doors, according to each owner's preferred method of communication.

### Approval of the Minutes from the Previous Assembly

Mrs. Zulma Homs (Apt. 806) moved that the minutes of agreements from the previous assembly be considered read and approved. The motion was seconded by Mrs. Zayda Martínez (Apt. 504) and passed without objection.

### Amendment to the Plaza del Mar Regulations

#### Article XIII: Guidelines for the Purchase and Contracting of Equipment, Materials, Supplies, Services, or Works Section 1 – Equipment, Materials, Supplies, Services, and Works

- **Current Text:**  
*"For works and services contracted for an amount greater than \$10,000.00, a fidelity and performance bond shall be required."*
- **Proposed Amendment**  
*"The Council of Unit Owners may, with the approval of each project, determine whether a bond, hiring of an inspector, preparation of a Request for Proposal (RFP), or any other administrative aspect of the work is required, based on the nature of the project and submitted quotes."*

The current regulation was read aloud and discussed with the owners present. Mrs. Sandra Otero explained that a \$10,000 threshold no longer constitutes a large project, and this requirement unnecessarily limits the pool of available contractors, often increasing project costs. She clarified that the proposed amendment allows owners to evaluate the necessity of a Payment and Performance Bond on a project-by-project basis, rather than applying a fixed monetary threshold.

Following discussion, Mr. Juan Acosta, Board Treasurer, moved to approve the amendment as presented. The motion was seconded by Mrs. Zayda Martínez (Apt. 504) and was approved by majority vote (13 in favor, 2 against).

#### **Exemption of Ale"Z Painting and Construction from Bond Requirement**

Mrs. Otero explained that the selected contractor, Ale"Z Painting and Construction, was unable to obtain approval from their insurance provider for a Payment and Performance Bond due to financial qualification issues—not professional competency. In light of the contractor's positive performance history with the condominium and strong recommendations from Engineer Joe González of JOG Construction (who will serve as the project inspector), the Board recommended exempting Ale"Z from the bond requirement.

To mitigate potential risk, the following control measures were proposed:

1. The contractor shall provide a detailed estimate of project time and costs by phase, including materials, equipment rental, subcontracting (e.g., electricians), payroll, contingencies, and other related expenses.
2. All payments shall be subject to certification and approval by the inspecting engineer.
3. The administration of Plaza del Mar will manage material purchase orders and payments, which will be considered part of the contractor's quoted fees.
4. All disbursements to the contractor must align with the approved project budget.

The exemption request was discussed, with arguments both in favor and against the measure. Mrs. María L. de Boyrie, Vice President of the Board of Directors, moved to approve the exemption. Mrs. María Villar (Apt. 1004) seconded the motion, and it was approved by majority vote (14 in favor, 1 against).

#### **Adjournment**

Attorney Sally Delgado informed attendees that, since the bond exemption was granted, the remaining items on the agenda would not be addressed.

Mrs. Zulma Homs (Apt. 806) moved to adjourn the meeting. The motion was seconded by Mr. Manuel Pacateque (Apt. 1905) and passed without objection.

The meeting was adjourned at 7:54 PM.

Signatures,



Mr. Humberto García  
President  
Board of Directors



Mrs. Jennifer Rodríguez  
Secretary  
Board of Directors