

**LINDO MAR ADVENTURE CLUB, LTD.
BOARD OF DIRECTORS MEETING MINUTES
Zoom Video Conference
Wednesday, June 23, 2021**

I. CALL TO ORDER / ROLL CALL / APPROVAL OF AGENDA

Having established a quorum, Dennis Lockwood called the meeting to order at 10:03 a.m. (PST). The following people were in attendance:

Board of Directors:

Dennis Lockwood, President
Roger Denton, Vice President
Charles Meacham, Treasurer
David Brusby, Secretary
Sandra Erickson, Director

Lindo Mar Resort:

Roberto Chavez, General Manager

Trading Places International:

Daniel Garza, Director of Resort Operations
Doug Wilcox, Sr. Vice President of Resort Operations
Ken Loury,
Edgar Sierra,
Heather White, Administrative Assistant

Guests:

Sergio Tovar,
Lisa DeJong, New Board Director

MOTION: Charles Meacham moved to approve the agenda with the addition of D. Owner Meetings under New Business. Motion was seconded by Sandra Erickson and approved unanimously.

II. MINUTES OF PREVIOUS BOARD MEETING

A. February 16, 2021 Regular Meeting Minutes

MOTION: Chuck Meacham moved to approve the February 16, 2021 Regular Meeting Minutes as written. Motion was seconded by Sandra Erickson and Roger is opposed. Approved by a vote of 4 to 1, Motion carried.

B. April 6, 2021 Special Meeting Minutes

MOTION: Chuck Meacham moved to approve the April 6, 2021 Special Meeting Minutes with the changes in the Financials. Motion was seconded by Sandra Erickson and approved unanimously.

III. EXECUTIVE SESSION

The Board moved into Executive Session at 10:19 a.m. (PDT)

The Board exited Executive Session and reconvened Regular Session at 10:41 a.m. (PDT).

IV. REPORTS

A. Financial

1. Monthly Financial Review

Ken Loury presented the financial statements for the resort as of April 30, 2021. He reported for the four-month period ended April 30, 2021, the Association was operating with a surplus in the amount of \$20,335 and an unfavorable variance to the budget in the amount of \$17,706.

MOTION: Sandra Erickson moved to acknowledge receipt and review of the monthly financials as of April 30, 2021 the balance sheet, monthly income statement, and were approved for filing. Motion was seconded by Chuck Meacham and approved unanimously.

2. Delinquencies

The delinquency rate as of April 2020 was 7.77% which was a 0.98% decrease over the same month last year.

Ken Loury and Edgar Sierra exited the meeting at 10:40 a.m.

B. Management

Roberto Chavez reported at the time of his report, 17 employees have been vaccinated. Mexico has been completing vaccinations by age groups and because of some employees ages, they have not qualified for the vaccination.

Roberto Chavez reported the restaurant is at 100% capacity

Roberto reported on a previous leak on the south wall that was related to the pool fountain and not the spa as was originally thought.

New Projects: Roberto reported the new infinity spa is larger and has taken up additional space in the courtyard. Roberto requested a small section of landscaping be removed and resurfaced to add additional seating adjacent to the new spa.

MOTION: Sandra moved to approve the removal of landscaping and increase patio size area, keeping in mind the tiles match. Motion was seconded by David Brusby.

APPROVED

1. Sales Report

Roberto Chaves reported on Javier Quezada sales report. The report showed a total of \$39,000 USD for the last 5 months.

C. Comment Card Review (RCI, II, TPI, TripAdvisor & Yelp)

The Board reviewed Comment Card summaries.

Roger Denton informed the Board he is the Chairman for the Social Media Committee. Roger asked Lisa DeJong to help be a member of the Social Media Committee to work on TripAdvisor and Yelp.

1. Occupancy

Daniel Garza reviewed with the Board the Occupancy Report. Due to being closed through April and May of 2020 that any numbers for this year will be great opportunity.

2. Rental Report

Daniel Garza reviewed the Rental Report with the Board.

Roberto asked the Board to block floor 9 and floor 1, weeks 25-39 for remodeling for next year 2022.

The Board voted to block floor 1 and Penthouse floor. With a 4-0 vote the Board blocked weeks 25-39.

V. UNFINISHED BUSINESS

A. Federal Zone Update

Roberto Chavez reported there are two federal zones and still in the same condition and waiting for the authority of the signing on the federal zone.

B. Refurbishment Project

Roberto Chavez reported second floor demolition with the hydromantic room has been dismantled and out of the room a crane will replace the new equipment and to be finished in week 27.

Roberto Chavez reported on the remodeling 2021 complements for rooms. The lights for the balcony ceiling light to make dimmable will make it a low voltage. Mr. Chavez asked the Board to decide without the dimmer or change the lights all together.

The Board discussed on getting a warmer light instead of white light.

APPROVED

C. Restaurant Remodeling Items

The Board has tabled for the next meeting.

D. Minisplit Beachside HVAC Systems

Roberto Chavez reported has been completed

E. Security Cameras

Roberto Chavez reported has been completed and showed the Board members the Security Camera system.

F. Pool Area Retile

The Board tabled the Pool Area Retile

G. Spa

The Board reported has been completed.

VI. NEW BUSINESS

A. Ratification of Contracts

1. Renovation Contingency
2. Proposed Changes to Room 204
3. 500 Club Promotion

MOTION: Roger Denton moved to approve the Renovation Contingency, Proposed Changes to Room 204, and 500 Club Promotion all were voted by e-mail. Motion was seconded by Chuck Meacham and approved unanimously.

B. Approval of 2021/2022/2023 Meeting Dates

Daniel Garza asked the Board to plan the 2022 and 2023 Board meetings for the future.

MOTION: Chuck Meacham moved to approve the 2022 and 2023 Meeting dates as presented with subject to change if needed. Motion was seconded by Roger Denton and approved unanimously.

C. Review of Current Committees

The Board reviewed the current Committees. Dennis asked the Board to look for owners to help in the areas and ask in the owner meetings committee members.

D. Owner Meetings

Roger Denton reported to the Board before COVID-19 there was owner meetings being held at the resort and only held when a Board member was at the resort.

Douglas Wilcox informed the Board about having member correspondence during the Board meetings at the beginning of meeting and have 5 minutes to make their comments and concerns.

Daniel Garza informed the Board the Zoom account will limit to 0-99 people. Encouraged the Board to make the meeting a member social instead of a formal meeting.

Douglas Wilcox informed the Board of reaching out to the members and see if they are wanting to make it a social event at the Club or through Zoom.

VII. OTHER BUSINESS**A. COVID-19**

Daniel Garza stated CDC is still requiring testing. All member to adhere to Mexico Law and Guidelines to require wearing masks.

B. Owner Forum / Owner Correspondence

No Owner Correspondence at this time.

C. Owner Cancellation Requests

The Board reviewed the Owner Cancellation Request.

D. Review of Previous Action Items

The Board reviewed the action items and discussed the progress of each item.

VIII. NEW BUSINESS CONTINUED**A. 2021 Election Results**

The Board reviewed the Election Results and acknowledged that Dennis Lockwood, Roger Denton, and Lisa DeJong had been elected to the Board of Directors to serve a two-year term. The Election Results as follows:

David Brusby	354	<u>Write-Ins</u>	
Roger Denton	464	Steve Ralston	5
Dennis Lockwood	694	Laura Ralston	4
R. Douglas Zirkle	102		
Wilson Stewart	90		
Lisa DeJong	397		
Giancarlo Accettullo	355		

APPROVED

The Board thanked all that had Participated and shown an interest in serving on the Board. The Board welcomed Lisa DeJong to the Board and congratulated her.

Each member of the Board expressed their gratitude to David Brusby on his years of service and thanked him for his many hours of sacrificed time on behalf of the Association.

MOTION: Chuck Meacham moved into Executive Session with all attendee’s current at 1:26 p.m. (PDT). Motion was seconded by Roger Denton and approved unanimously.

MOTION: Roger Denton moved to returned to regular meeting at 2:20 p.m. (PDT). Motion was seconded by Sandra Erickson and approved unanimously.

Dennis Lockwood then thanked David Brusby for his service on the Board.

David Brusby thanked everyone, and it has been his pleasure serving on the Board.

IX. ADJOURNMENT

Chuck Meacham motioned, and Roger Denton seconded the motion to adjourn the meeting. The motion passed unanimously, and the meeting adjourned at 2:22 p.m. (PDT).

Submitted by:
Trading Places International
Its: Managing Agent

Accepted by:
Lindo Mar Adventure Club, Ltd.

DocuSigned by:
Daniel Garza
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Daniel Garza
Director of Resorts

DocuSigned by:
Dennis Lockwood
C34F97BE44794C0...
Dennis Lockwood
President