ADVISOR COMMITTEE & HOA MANAGER MEETING

THURSDAY 24TH MARCH 2016, 12.20PM – 2PM

ATTENDEES:

- ROBERT LARDIZABAL D6
- BRENDA WARD A1 & A6
- MICHAEL BRUNO F6
- FERNANDA ESTUA (DEBORAH MATTHEWS) D1
- ISAAC HENARES COO
- DARREN SPENCER CUSTOMER SERVICE MANAGER

Here are the points that were discussed at the meeting with the Advisor Committee on Thursday 24th of March 2016 at the TAO Main Office.

MINUTES

- **Beach Club:** We are still waiting for the permits to be authorized which we should have within the next 2-3 weeks. Work will begin 2 weeks after we get the authorization.
    - Turtle Program on Jade Bay: Darren to set up meeting the CEA Manger to discuss the turtle program (Meeting confirmed for Wednesday 30th March at 9.30am).
- **Parking:**
    - Sail shape covers: We have been quoted at a cost of 65,000 pesos that will cover 3 parking spaces. This includes the structure and the material.
    - Signs:
        - IDS. These will be available to the owners and renters/visitors and will have the owners/renters/visitors name and unit number.
        - Exclusive parking: The marketing team will design and print off 6 sign posts stating that the TAO Ocean parking area is private and only for TAO owners and renters/visitors.
        - Unloading/Loading (15 minutes only)
        - Parking for G and H units: There are provisional parking spaces for the G and H units and will become permanent when these units are finished.
- **Budget:**
    - Fees will begin to be charged on the 1st of May 2016
    - Fee per house per month will be 4,345 MXN
    - The TAO Ocean website will be up and running by the 10th April 2016.
    - The budget for 2016 is attached in this email
- **Painting:** TAO has been given a quote of 700USD per house to paint the exterior walls that will last for 2 years. This amount is reflected in the budget.
- **Condo Regime:** This was approved in November 2015. We are working on a set of plans that will explain the condo regime for the common areas. Once this is competed we will send it to everyone
- **Lake TAO:** The foundations of the dam are in process and will solve 80% of the problem and will hopefully be finished by the end of May 2016
- **Security:**
    - Only 2 of the guards will be covered by the HOA (one during the day and one during the night) the other security guards will be paid by TAO (construction security).

- Once the treatment plan is up and running there will be a guard house that will have a phone line and internet (completion date: June/July 2017)

- **Treatment Plant**. TAO will build a treatment plant. The work will start in roughly one month and will hopefully be finished by the fall.
- **Other**:
  - In case of total loss, the price to build one ocean home is 230,000USD. This price is only for the construction costs and does not include foundations, exterior infrastructures and land.
  - To set a fixed date a time for the meetings. Next meeting will be on Thursday 21st at 10am at the main office (3rd Thursday of the month)
  - Angel Salas joined the TAO team as the HOA Accountant. For any issues concerning payments please do not hesitate to contact him at payments@taomexico.com
  - It was suggested that the homeowners should form a Finance Committee. The 3 names that were put forward were Pamela Bruno, Tom Hindman and Robert Lardizabel. We will look forward to receiving some feedback on this topic.
  - Sprinkler System: The sprinkler systems located in front of the houses will be working by the end of the week and will improve the landscape.

PENDINGS FROM PREVIOUS MEETINGS

- **Parking Lots**: What is the number of parking spaces that TAO will rent to Villas Akumal? There will be 55 parking spaces for TAO Ocean and 20 spaces that will be rented to Villas Akumal.
- **Security:** How is the security allocated? Currently there are 3 guards that work on the day shift and 2 guards at night.
- **Other:** To send a summary of the different kinds of plants (including the Chichen) pending

NEXT MEETING: Thursday 21st April 2016 at 11am at the TAO Main Office