

## 2023 Year End Newsletter

Hello Costa Pedasi

Our community continues a pattern of growth, development and improvement. We are in great financial position and we finished the year cash positive.

Through much perseverance from Neil Kenyon, the Board, and our attorney, Costa Pedasi obtained 13 lots from PLGI. To date, we have sold and closed on seven lots (23, 27, 34, 118, 129, 130 and 133) and one additional lot (58) is under contract.

The last steps in the transfer of land from PLGI is to obtain the unfinished Clubhouse (lot 69) and all the Common areas.

To obtain these remaining parcels of land, and take ownership, six surveys were needed.

- 1. completed - for the clubhouse lot
- 2. completed - the area along the front road from lots 131 to lot 137. The existing fence along the front road will be extended to lot 137
- 3. started and in progress - the boundary between lots 59-68 and the original phase four of the project (this is still owned by the Developer and is called 12 Hectares). A new fence must be installed along this property line.
- 4. started and in progress - from lot 68 to lot 118 a fence must be installed along this property line.

- 5. started and in progress - the boundary between the rice field and lots 118-137. A new fence must be installed along this property line.

New water lines will be run from our wells to a location near the internet towers. We plan to move the water tank from its current location on to our property near the internet towers.

The developer previously granted permission to the HOA to manage and maintain the roads and common lands.



Property Line from 132 to 137 surveyed, cleared and ready for fence installation







Property line from lot 59 to 68 being cleared for survey.

The Water Committee has reconvened and will review well flow rates and installation of two to four high-quality pipes for sending the water from the wells to the collection holding tank(s). These new pipes will be buried deeper, be installed inside our property, and replace the single current thin-walled pipe. They will also give us greater capacity to more quickly fill our tanks. Costa Pedasi has adequate water supply and no water restrictions like our neighbors in and out of town.

With nine new homes under construction or recently completed, water infrastructure is now our main focus.











A committee has been formed to review and update the Estatuto and all amendments and policies. The Outreach Committee hosted beach clean ups in June and November. Volunteers, with the help of Chacho, Ranses, Aldaberto and Michael, removed over 25 bags of trash. Thank you to the members who participated.

We currently have an Architectural Review, Grounds, Outreach, Rules, Gate and Water Committees. The Board sponsor of each

Committee is on the website. The Amenities Committee will reconvene once Lot 69 is transferred to the HOA. Please participate in your Community's future.



We welcome Robin White (lot 131) to the Community. Robin has started landscaping her property and ARC anticipates seeing her building plans. Two other lots owners have also expressed their intent to build.

We continue to install new gutters and drains between lots 6 and 7 across from lot 5 and at lots 3, 9, and 30. A trench to divert water runoff from common areas behind lots 23-27 was completed.



Under Michael's guidance, Chacho, Ranses and Aldaberto continue doing a great job maintaining our property. Additional palm trees have been planted, existing palms trimmed, and eleven new solar lights were installed. To continue reducing our weed cutting costs, lots 25 – 27 plus 131- 136 were graded so the mower can now cut. One employee on the mower can cut nine lots in the same time it used to take to cut one lot with a weed whacker.

The Board is working with an attorney on collecting dues from the developer and five owners (lots 19, 20, 128, 136 and 137) who are in arrears.

The criminal complaints against Board members and the Gate Administrator were dismissed in February. There was no evidence to support these false claims.

Since Mas Movil purchased Claro, we have been experiencing issues with the Claro cell signal at the entry gate. In short, no one is taking responsibility for the tower cell signal or maintenance. Therefore, the Board considered replacing the non-working cell signal with an internet driven system.

Thank you to Cyril, Marc and Al for all their research on a new intercom system and for maintaining our gate security integrity.

The Board asked the membership their opinion on a new intercom system so we may take it into consideration. The community support was 80% to upgrade to an internet driven system. No cell tower signal needed or required. Our current windshield decals and vendor proximity cards will work with the new system. The application can be downloaded to one primary and two optional backup contacts. We will have the ability for a video chat with visitors/vendors at the gate. If you are not home, you will have the option to send a time sensitive QR code to your guest/vendor to allow access to Costa Pedasi. This intercom system only requires you to have data or Wi-Fi enabled on your device.

The new gate arm was installed.



The new homes and Realtor feedback validate that Costa Pedasi is the premier beach community and a great place to live.

The Board thanks Marc Weiss for his service and assistance managing roads, surveys and water distribution for the

Community. We wish you and Paula happiness in your future adventures.

We are pleased to announce Al Canale will come back on the Board to take Marc's place.

Thank you everyone for supporting your community.

2024 looks to continue a pattern of growth, improvement, with continued financial strength.

Costa Pedasi Board of Directors  
January 16, 2023

