First quarter update from Costa Pedasi

From all of us at Costa Pedasi we hope that you are staying safe and following the precautions and guidelines to be healthy in these trying times. The board would like to send out this communication to the community to keep you informed on what is happening in the development and also act as a newsletter for the first quarter. Because of the restrictions on gatherings and vendor ability to work most activities are in a holding pattern. Therefore we have decided to not hold an April monthly meeting. We have held Executive meetings since the March monthly meeting to maintain operations and those agendas and minutes will be posted on the website. If you have a matter that needs to be addressed please email the Board at CostaPedasiBusiness@gmail.com. If progress with the PLGI sale, lot transfers, gate information becomes available we will notify you and may decide to hold a meeting via Zoom.

As of today, we are not aware of any one in Pedasi or our community sick from the virus. Here in Costa Pedasi, the community is under the government’s
restrictions. Currently they are limiting movement of people through restricted days and hours and closing of restaurants and non-essential businesses. We are pulling together and helping each other by continuing to have grocery, butcher, bakery, food and package deliveries. Members are also contributing money and food to support our local Pedasi community.

Victor Solis at Bohemia has been nominated Treasurer of Pedasi Humanitatario. It is aligned with the Authorities and Ministerio de Salud in order to follow health protocols.
Contact: +507-6375-4242
Donations to:  Bank Caja de Ahorros, savings account 36000028949, name on Account is Victor Solis
Daily postings of movements of credits and debits will be on the Instagram account.

Much has been happening in our community over the last few months. Please review the activities and let us know which Committee you can join so together we can and will do more.
The Outreach Committee (Neil Kenyon, Kimiye Cronin, Jim Gault, Abbe Drossner, Mel Kenyon, and Terry Maples) are working on improving the usability of the website. Some of the goals are to make documents easier to find through reorganization and hyperlinks, have the front page better reflect we are a
beachfront community, and updating the About Us page. We are also upgrading the software version and adding the capability to login from your mobile device. The revised Home page will look similar to this and will be available to anyone looking at our Community. The current environment has added some delays to this upgrade, however, we are expecting to have the website up and fully operational soon.

Bank account
We finally have a nonprofit bank account. This is a major accomplishment for our HOA. Dues will no longer be paid to an individual’s account. The account is set up to receive money only and requires two signatures on a check to pay invoices out of the account following best business practices. The Board
has balanced the 2020 budget and we need ALL MEMBERS to pay their HOA dues on time to make sure we keep this budget on track. The Treasurer has billed for January 2020 dues and all dues can be paid to this corporate, nonprofit account or contact Michael for other arrangements.

The checking account number at Banistmo Bank is 0116936643.
The account name is Association de Propietarios de Costa Pedasi.

These international wiring instructions are on our website.
New water tank and refurbished support structure
We installed a new 10,000 gallon water tank and refurbished the existing structure for the tank. An important upgrade includes a safety ladder so the inside of the tank can be easily monitored. The support structure had rust removed and two coats of high-grade paint added. The integrity of the structure was assessed to ensure the stability and safety of the support system. We added shutoff valves to the new tank for better control on water flow and repair or maintenance. Replaced several feet of pipe and new connections. The company that we contracted was excellent in delivering and placing the new tank. They were very professional in quoting the costs, delivering on time and minimizing the downtime to get it replaced.
The old tank is currently on the ground. We are awaiting refurbishing estimates of this 10,000-gallon tank so we can use it as backup water capacity during the dry season. The first analysis is that the tank can be refurbished and reused.

The water committee will soon be convening to make “as is” drawings and recommend future improvements to the water delivery system. What this means is that we will be able to track and control water leaks or
maintenance faster with less disruption. This as-built plan will allow any person to quickly see how the system works without having to have personal knowledge of the operation. It will help with future planning and reaction time to keep the system up and maintained.

**Well #6 (behind casa #60)**
The well was placed close to the road for easier electrical & water connections and access for maintenance. The initial flow rate was estimated at more than 12 gallons per minute in the dry season. This is a good flow rate with good quality water. It is protected by a new well house and was built from some refurbished pieces of the old wells. The electric and water lines were brought on line quickly within two weeks of the drilling. The new water source helps ensure that we do not need to supplement our water supply with outside costs.
Association grounds maintenance
To make lawn tractor grass cutting easier, the slate path in front of the meeting room was removed and made available to community members to use at their homes. Many people took advantage of this.

To make lawn tractor grass cutting easier, Jim Seaman and Michael have removed small rocks from several building lots and used them to fill in erosion damage in other areas of the community. We are now able to cut 28 lots with the lawn tractor and continue to keep our community beautiful and save the HOA money by reducing grass cutting crew costs.
Erosion spots around the community are starting to be filled with smaller rocks removed from vacant lots and covered with either tosca or grey stone. This improves the curb appeal of the community and reduces maintenance. This photo is from the street leading to Betty Korn’s home.
Weeds between the sidewalks and curb and on the other side of the sidewalk for two feet were cut and this greatly improved the appearance of the community. Many dead palm fronds have been trimmed by Michael and Larry and taken to the organic pile. This continues to improve the beauty of the community while saving us more than $2,000 per month in landscaping maintenance fees in the dry season that we previously paid.

A new water diversion trench was dug behind lots 62, 63, 64, 65, and 66 to help keep water off these lots that was draining from association land. The land will be leveled and have a better appearance when corona virus restrictions are lifted.
Paul has secured two bids to paint the front gate arch and the Board will make a decision soon as to the best use of funds for this and other potential expenses.

**Reduction of expenses**
The gate committee (Michael, Paul, Jim Seaman, and Abbe) has been reviewing electronic gate information and Michael and Paul met with a gate vendor. A quote has been requested and as information is gathered, we will share with the Community.
PLGI update
We are in communication with Gilad’s attorney, Nora, on a regular basis. Gilad has not transferred any lots yet as we are still working on a strategy to get the transfer done to our best advantage. There are back taxes as well as transfer taxes, and legal costs associated with the lots. The pending sale of lot 51 could work out well for the community and we will continue to pursue PLGI to obtain the 14 lots, roads, and common areas promised to CPHOA in the original contract. In addition, we will pursue payment for the eight other lots Gilad owns in our development that have been separated from PLGI.

For additional information, please contact us at Costapedasibusines@gmail.com

BoD