Hello everyone!

The development has a number of new additions and changes here at Costa Pedasi that we would like to share with you. We continue to be on budget and on track with our financial goals while adding improvements to the community.

**Electronic Gates**
The new electronic gates have progressed on time and budget and are currently in a trial period for the next few weeks. The gates are activated by a decal on the windshield of the vehicle coming in. Exiting the development there is a sensor that raises the gate. The gates and entrance are
monitored 24 hours a day by cameras and recorded onto a database for review.

Visitors and vendors are required to key in the member’s code listed on the Directory. The system calls the owner’s phone. The owner upon receiving the call then pushes 11 on their phone to open the gate. Test trials have worked extremely well. The gate policy and operating manual are to be posted on the website. The gate committee headed up by Paul Froehlich and Committee members will be holding a training session at the gate when each member will ensure a call from the intercom to their phone number allows them to push 11 and open the gate. After successfully opening the gate and signing the gate policy, the member will receive their gate sticker. The gates are expected to be fully operational early November.
Photo of the new entrance and exit gates

**Landscaping**
The development has added 90 new palm trees in the past few months along the roadside and they seem to have taken well so far. These have been spaced out along various sections of the development.
New Pathway to the Beach
The pathway to the beach that was next to the clubhouse was being used by the residents got some upgrades. These upgrades make it easier and safer to walk on. Gravel and stepping-stones were placed to make it less slippery and stop erosion. There is a private property sign at the beach entrance similar to the other pathway.
Steps to beach

New pathway

**Painting the Front Arch**
The ARCH committee has been conducting some tests on paint types and the prep of the arch. From these tests they have suggested a brand of paint and a color that will standup best to the sun and mold. The color they selected is shown below. After the first of the year, we will hold a painting party!

Test patch of the arch prep and primer after several months. Color selected below.
Paint Test on Front Arch
Color of Arch Paint

Updated Front Entrance & Painted Well Housings

To enhance curb appeal, a few rocks were added to the recently redone landscaping at the front entrance, as well as the painting of the well housings. The rocks were repurposed, as they were part of the cleanup of vacant lots.
Recently painted well #6 housing

Real Estate
There have been two homes and two lots sold in the last few months during the Covid lockdown. Please welcome to our Community
Mark and Paul Weiss, casa 55
Sy and Diane Weiss, casa 125
Hendrick Noerregaard, lot 128
Doris and Daniel Pastrana, lot 25

Doris and Daniel have submitted building plans to the ARC Committee and feedback has been provided.

Now that the country has opened up more, there have been buyers coming to Pedasi to view properties. The upkeep and the improved look of our development are important factors in promoting our community, and maintaining property values.

**Looking to the Future**
All major projects will require member discussion and input before proceeding.

Some projects that we have just started discussions on for the future of the development include:
1. Estimates on road resurfacing.
2. Ideas on what to do with the clubhouse.
3. Lighting ideas for the roads and front entrance.
4. 5-year development plan.
Financials
See attached on the member section of the website.

PLGI Update
We are waiting on the specific details of the existing land surveys from the developer’s previous site manager. Once these survey documents have been obtained, they will then be used within the proposal presented to the developer.

The proposal is for the same lots and areas as per original agreement of 2 years ago. Gilad has been accommodating and responsive to all requests to date, to get a resolution done soon. As more details and information become available, there will be more updates.

Costa Pedasi Board of Directors
October 24, 2020