



# COSTA PEDASI

## PLAYA LAGARIT

Hello Costa Pedasi

Our community continues a pattern of growth, development and improvement. We are in a great financial position mid-way through 2023. We are cash positive every quarter.

We finished 2022 on budget and operated in the black. Starting third quarter, PayPal will be eliminated as an option to pay maintenance.

The Costa Pedasi 2023 OGA meeting was held in February. The issues on the ballot were voting to pass the 2022 financials and the 2023 budget. A quorum to proceed with the meeting was met with a proxy and in person turnout of 56 of a possible 64 votes being registered, or 87.5% of the membership.

2022 Financials: (87.5% in favor) 56 Yes votes 0 No votes. Eight members (2 homeowners and 6 lot owners) did not vote.

2023 Budget (87.5% in favor) 56 Yes votes 0 No Votes. Eight members (2 homeowners and 6 lot owners) did not vote.

Costa Pedasi is poised for a very positive future. Thanks to all that continue to make this community a great place to live.

We continue to see a lot of great additions this year. Currently, four new houses are under construction and we are expecting more building plan submissions. We have new owners in two of the casas.

We welcome:

Brian and Chris Robinette (casa 125),  
Jennifer and Ronald Fitzgerald (casa 36).

The HOA negotiated the handover of 14 lots from the developer.

Two lots have closed, two lots have deposited funds in full to the CPHOA bank account and the owners are awaiting deed transfer and six more have offers.

The LOC from the members was paid off with the first lot closing. All the revenue from the lot sales will be put back in to the community to pay for infrastructure and amenities.

Six additional lots still need minor details finalized. Estatuto, Bylaws and Board Policies were attached to all purchase contracts. This ensures the new members are fully informed of the HOA policies and dues.

To improve security and reduce breakdowns, the intercom, software and remote gate hand held entry devices have been replaced with a more robust security system effective May 17, 2023.

There are 3 components to the new system:

- New **Intercom system** at the gate will allow your guests to dial your phone directly, speak to you and you will be able to raise the barrier gate remotely. The code on your phone to open the gate is: 1#. You may also call the gate (507-6307-8469) from your registered phone number to open the barrier.



- **Auto Gate sensors** for resident vehicles will allow you to drive up to the gate and automatically lift the gate as you approach the barrier (no remote control necessary).
- **Proximity Card reader**, access cards that are read by the intercom and will automatically raise the barrier. These cards will be available to select individuals who regularly visit and service the Costa Pedasi Community or other individuals that require temporary, limited hours access.

In 2023 we repaired the upper road, additional palms were planted, existing palms were trimmed, eleven more solarlights were added.





Lots 25-27 and 131-136 were leveled so they can be cut with our riding mower and the excess dirt was moved to common areas. Culverts were cleaned out and were improved between lots 130-135. The common area next to lot 117 was graded and drainage improved. Our last area to grade and level for the riding mower is lots 49 to 54



This dry season, Costa Pedasi did not experience any water restrictions like many of our neighbors in and out of town. Well #7 has been drilled. It is down 200 feet and pumping 20 gallons per minute in dry season.



The Community uses approximately 9,000 gallons of water per day in dry season. This is three times the amount used in wet season. Higher quality pipes will be run to the current and future storage tanks and two or three pipe lines will be run rather than just one. With more homes being built, we need more water storage. A second water storage tank will be purchased. Location to be determined after survey.

A water leak near one of the wells was identified and repaired.



The pipe leaking by casa 60 has been repaired. The hole has been backfilled and the road will be repaired when backfill has settled.



Thank you Rances, Chacho and Marc.





The drain between lots 6 and 7 was completely blocked and the drain across from lot 5 was completely clogged. A water trench diversion was dug behind lots 23-27. Drainage covers were replaced in the street.





More drainage ditches and pipes will be installed between lots 131 – 136.

Fencing needs to be replaced along the road from lots 131-137.



Ray Munroe, a long-time member of Costa Pedasi passed away in April. Please join us at a Ray Munroe Memorial Beach Clean Up on Sunday, June 18 at 8:30 at the beach path behind the Clubhouse. We will supply bags and gloves. Earlier in the year, Ray was instrumental in helping us organize a successful beach clean-up.

The Board will request members share an emergency contact. This will be a voluntary endeavor.

The Association hired a new property manager. Many of you know Aldaberto. We all wish Robert well in his new endeavor.

Neil Kenyon has resigned as Secretary. The whole community should thank Neil for all his hard work, especially with the lots and his relationships and communication with the developer and the attorneys. Without Neil's help, we would not be as far along with the lot transfers as we are. We wish Neil well and thank him for his continuing support of the Board's efforts.

The Board has asked Kimi Cronin to fill the position of Secretary. We are pleased she has accepted.

Infrastructure remains our primary focus: water, roads, security, lighting, maintenance. Because we have finally received several lots with deeds from the developer, we

have the opportunity to offer some future amenities. The Amenities Committee gathered ideas and input from the members. The initial mailing went out to members on May 17 and the survey on May 19. The top 5 amenities most listed were: Clubhouse, Pickleball, Boat/RV Storage, Community Pool, Yoga/Workout Area.

The next step will be to have the committee review and start a discussion group on our website. The discussion period will be up for two weeks. Log in to the website(<https://cpha.wildapricot.org/>), click on the Discussion Group in the white banner and look for the new Amenities thread.

At that point the committee will meet again and discuss the guidelines for the next Q&A survey. Any decisions after the Q&A survey will be voted on and approved by all members in good standing. The next survey will include buildout estimates, maintenance estimates and the possible increase to the HOA fees accordingly. Finally, the last survey will determine how the membership votes to proceed with the amenity (s) choices.

All criminal charges brought against the Board and Gate Administrator were determined to be false statements and were dismissed. The case against the Board and Gate Administrator has been closed. This was a long 1.5 year of the Complainant being interviewed by local police, social workers, psychologists, justice of the peace, prosecutor and visits to Costa Pedasi from several

Panama bureaus of government. The Board and Gate Administrator are working with legal counsel.

The March, April and May meetings were held both in the meeting room and via zoom. Some members did attend in person who have not participated on the Zoom calls. We hope more members will attend.

Elections for three Director positions will be held in August. Notices, discussion and voting will all be through the website.

Thank you, Members, for your continuing support of the Board's and Volunteers' efforts to make Costa Pedasi an even better place to live. Exciting times ahead for Costa Pedasi.

Costa Pedasi Board of Directors  
June 7, 2023



