

RCL OWNERS COMMITTEE MEETING MINUTES

November 14, 2019

10:00 AM

Welcome Centre Conference Room, Phases 7-9

ATTENDANCE		ABSENT
Irene Harris Hank Ottenhof Jay Brough Arnim Donawa Connie Fraser Andy Mitchell	Marcos Legreaux, General Manager Karina Bravo, Owners Liaison Officer Oscar Lora – Chief Operating Officer Sarah Jane Davies Gwen Flipsen	Sheri Rioux Ken Kopas Ellen Allred
ITEMS BROUGHT FORWARD FROM PREVIOUS MEETING		
<i>Green space in Phase 1:</i> Work is finishing up on the green space.		<i>Action:</i> Nearing completion
<i>Internet:</i> Although some switches have been replaced and this has corrected some of the issues, we are still waiting for the rest of the equipment that is to be installed as soon as it is received.  Please contact IT (Eduardo) if you are still experiencing problems with your internet.		<i>Action:</i> Ongoing
<i>RCL Amenities:</i> The Waterpark is still on schedule for a soft opening in mid-December. Visitors will be issued wrist bands and the area will be fenced in to prevent waterpark users from wandering throughout the rest of the community.		<i>Action:</i> In progress
<i>Solar Farm:</i> The solar farm is still in litigation and no further news is available at this time.		<i>Action:</i> To be advised.
<i>Castaway's Restaurant:</i> Lordy Sarita has been promoted to restaurant manager and Catherine has been promoted to restaurant supervisor. If you have any questions or concerns about the restaurant or service you should speak to either of them from this point on.  Good News! Presidente beer will now be sold for 95 pesos for a normal size bottle! Owners will receive an additional 5% discount on their meal purchases for a total of 15% ongoing.  Marcos has advised us that the restaurant will be able to make change ongoing. This has been a problem for quite some time but should no longer be an issue.		<i>Action:</i> Ongoing
<i>Road Resurfacing:</i> Asphalt surfacing will not be done yet. Once construction has been completed, the roads in question will be asphalted. In the meantime, there will be some work done to smooth out the rough sections mentioned previously. This is mainly a concern for phases 7, 8 & 9. There is one area		<i>Action:</i> In progress and to be advised.

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<p>that needs repair in phase 6 in front of villa 634 at the intersection of the extension road and the main road.</p>	
<p><i>Electronic Maintenance System:</i>        Inputting your work orders is again available on the computer. Once input, you will receive an email confirmation that it has been logged in. Once input, it is up to the maintenance dept. to schedule a time for your issue to be fixed. The committee has asked that once the job has been completed that a second email is sent to the owner to advise that the work has been completed and the work order will now be closed. If an owner is not at home when maintenance arrives to do the work, a card should be left by maintenance on the door advising the owner that maintenance was there and either completed the work OR will return at another pre-arranged time. Owner must call to reschedule in this case!</p>	<p><i>Action:</i>        In progress and to be advised.</p> <p><b>PLEASE LET YOUR COMMITTEE KNOW IF YOU HAVE HAD ANY PROBLEMS INPUTTING YOUR WORK ORDERS AND IF YOU RECEIVED YOUR CONFIRMATION VIA EMAIL.</b></p>
<p><i>Water Usage:</i>  <b>Please use your water responsibly!</b></p> <p><b>Oscar, Sarah and Marcos ask that if you see water flowing from any villas in the community, other than normal pool cleaning, to please let them know right away so they can investigate and correct the matter if necessary.</b></p> <p><b>The admin team has been informed of builders who are not turning off water taps when they leave the site as well as washing their personal vehicles while on site. Also leaving on lights, A/C units, etc. when villas are vacant. Please report these occurrences to Karina or Marcos with photographic evidence!</b></p>	<p><i>Action:</i>        Ongoing</p>
<b>OTHER NEWS</b>	
<p>A new shuttle bus stop in Cabarete is at Pomodoro Restaurant (<b>no longer Scotia Bank</b>).</p> <p><b>VIP Club Bali Loungers</b> are available for use by owners free of charge at Pomodoro Restaurant on Cabarete beach and at Eddy Flynn's #140 on Sosua beach.</p> <p>Paddle Boards are also available at Eddy Flynn's.</p> <p>Please have your Casa Linda Owners ID card with you to show you are an owner and get the loungers and paddle boards for free. <b>Note: Paddle Boards not available at Pomodoro.</b></p>	<p><i>Announcement</i></p>
<p>Fans have been installed in the exterior patio of Castaways (west side). Please let your committee know if this is acceptable.</p>	<p><i>Action:</i>        In progress</p>
<p>Monthly maintenance statements <b>cannot</b> be paid at the Welcome Centre reception desk as there is no accounting dept. at this location.</p>	

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<p>Paul Mancini will look into the installation of speed bumps on El Choco road when he is back in the country.</p> <p>Also a request was tabled for an additional speed bump to be installed in phase 6 between villas 609-613</p>	<p><i>Action:</i> To be advised</p>
<p>Concern about the lack of (lit) street lighting in Phase 9 has been tabled and RCL will investigate the issue.</p>	<p><i>Action:</i> In progress</p>
<p>RCL is negotiating with Scotiabank regarding an ATM machine to be placed outside the market. It should have security cameras installed to prevent vandalism, etc. It could be installed this month or in December.</p>	<p><i>Action:</i> To be advised</p>
<p>Menu for Castaways on the owner's.</p>	<p><i>Action:</i> Posted</p>
<p>Concerns were discussed regarding the overall state of services provided by RCL. Oscar told us that a new system was being implemented pertaining to gardening services. This system should improve things.</p>	
<p><b>Paul Mancini</b> will be assessing the need for a retaining wall to be placed opposite the newly built villas in Phase 7 near the water fall. Photos have been provided and RCL will investigate the matter.</p>	<p><i>Action:</i> In progress</p>
<p>The pile of discarded tires on El Choco road has been removed. RCL has spoken with the appropriate party involved and RCL has been given permission to dispose of the poorest ones and recycle the good ones as they see fit.</p>	<p><i>Action:</i> Done</p>
<p>Regarding the nauseating odor coming from the location of the sewage plant in phase 9 – RCL has done some work to resolve the issue but it is still noticeable in that area. RCL will look into it further to see what can be done.</p>	
<p>A financial breakdown of the Subdivision fees was again requested by the committee as many owners are wanting to know where the money from their fees is going.</p>	
<p><i>Owners Group Committee Meetings:</i>          These meetings are <b>closed</b> meetings and there is a Mission Statement on the Owners Portal and the Facebook page, explaining the purpose of the group and what we do. All the members of the committee <b>volunteered</b> to represent their phases where they live and do this for better communication between RCL and the owners.          It was also discussed that RCL needs to have another "OPEN" general meeting for "ALL" owners to attend and be able to air their concerns, whatever they may be. This should take place in February each year.</p>	<p><i>Announcement</i></p>
<p><i>Security:</i>          We have a new Chief of Security, <b>Senor Claudio Vasquez</b>. He and RCL are working to improve the enforcement of noise reduction as necessary.</p>	<p><i>Action:</i> In progress</p>

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<i>Signage:</i> <b>Signs have been posted in plainly visible locations throughout RCL with mixed results. People who walk their dogs along the community's streets are responsible for picking up their dogs waste and also keeping them on a leash at all times while walking them. This is clearly stipulated in the RCL bylaws. Please respect your neighbours and obey the rules.</b>	
"No Exit" signs – a couple have already been installed in the older phases of RCL but more signs have been ordered and will be installed when they are received.	

**There has been a great deal of discussion about why we can't get whatever Internet provider we want.**

**If you can get the service provided wirelessly, you can.**

**However, having it hardwired is not possible because there is only one internet cable in Casa Linda and it is their cable. Delancer only has a television cable. Delancer cannot use the RCL internet cable to provide Delancer's internet services to you. If you wish to have Delancer, Claro, or whomever to supply you with hard-wired internet, you would have to contact them to install their own cables at considerable cost to you.**

Meeting adjourned.

**Next closed meeting is scheduled for December 05, 2019. Same location and time.**

Please remember to send any issues you have with your property to [rcvillaowners@gmail.com](mailto:rcvillaowners@gmail.com). This email address is monitored and requests are addressed at each meeting.