

Oceana de Rosarito Homeowners Association
Board of Directors Meeting
February 21, 2004

The meeting was called to order at 10:00 a.m. by James Kay, Vice President in the clubhouse at 909 Mar Adriatico in Rosarito Beach, B. C.

Board members present were: James Kay, Vice President; Robert McKay, Secretary, and Mary Rodriguez, Member-at-Large. Roger LaBelle, President, was unable to attend because of an emergency in his business and Dan Harney was in Texas for his great grandson's christening.

The minutes of the October 25, 2003 meeting were approved with one addition by Trudy Dunne who had asked that the time period for the Master Trust be verified and the request included in the minutes. James Kay responded that this will be verified by Bital Bank but because the bank has been acquired by a London bank, newly named HSBC, the personnel has undergone a change necessitating a training period for them and questions concerning the Trust have not been answered. Also, Dan Harney is working on the Master Trust.

Treasurer's Report:

A brief report left by Dan Harney was read by Robert McKay, Secretary. The Treasurer's Report was distributed to all homeowners attending the meeting. The Treasurer's monthly reports are available in Diva's office.

Old Business:

The painting of the three towers which has been deferred for several years should be accomplished in the dry summer months. James Kay and Harold Lamunyon, who has a background as a painting contractor, are planning the necessary preparation, including cleaning and sealing the walls prior to painting. A particular paint has been recommended and contacts are forthcoming for its purchase. The garage exteriors should be painted at the same time.

James Kay gave a comprehensive description of the current upgrade of the water system to all three towers which will include potable water in all units, fire fighting access on all floors, and gravity storage tanks on the 11th floors.

Plans for mail boxes for each of the three towers was approved by the three board members present with an amended location in front of Tower III.

James Kay reported on the recently received auditors report. The auditor noted that bank accounts in the years 2000 and 2001 appeared to have approximately \$40,000.00 of unexplained use of Association funds. This report will be presented to the Court in the case of Bobby Sharp and Peggy Heathers.

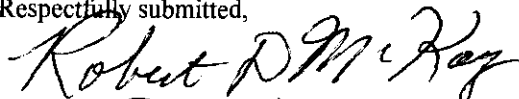
As James Kay is remodeling the clubhouse, he brought samples of marble floor tile to be chosen for the present cracked and uneven tile.

Robert McKay and Lic. Noel Tellez have a meeting scheduled with Sr. Sosa, in charge of the Fiduciario Department at HSBC, (Bital) regarding the individual homeowners bank trusts which will be due before March 31, 2004. Roger LaBelle has been trying to get this resolved for months without getting a definitive response.

Diva agreed to show the tower entrance awning proposal to James Kay

Adjournment was at 11:00 am.

Respectfully submitted,


Secretary

Oceana Homeowners Association
Board of Directors Meeting
February 21, 2004
10:00 a.m.

Call to order

Minutes of October 25, 2003 meeting

Treasurer Report

Old Business

Painting of Towers

Upgrading Water System

Financial Concerns

Mail Boxes for three towers

Bank Trust Annual Payments

New Business

Adjournment