



# BAY VIEW GRAND CANCUN REUNITED





Dear Bay View Grand Neighbors and Community Members,

It is an honor to address you with the intention of presenting my candidacy and those of my fellow owners, to be part of the Vigilance Committee. I firmly believe in the importance of fostering unity and harmony among all of us, and I am committed to working as a team with dedication and seriousness to achieve this.

Doing the same thing that has been done administration after administration will continue to give us the same results.

We invite you to read our proposal and if you want to talk and clarify any of the points that are raised, we are happy to put ourselves at your service.

Neighbor, if your vote will be cast through your administrator, please confirm that they represent your voice and vote for the option you choose.

**Bay view Reunited !**



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## **PROPOSALS**

1. The highest authority of the condominium is the General Assembly that is made up of all the owners and as such, we are the ones who must define how and who we want to manage us.

2. Hire an Administrator company that has the solvency and technical capacity that can guarantee the proper functioning of the administration and will have a bond to backup his contract with us, this will be chosen from several options proposed by the condominiums and will be evaluated and voted on by the General Assembly of Condominiums.

It is proposed to have an accounting firm external and independent to the administration, which is responsible for auditing it.

Similarly, hire a legal firm that is also independent and external, which is unrelated to the offices of Bay View Grand and the administration, which will be hired per event for procedures before various authorities, portfolio recovery and labor issues, among others.

3. We do not agree with lawsuits and legal processes between neighbors. We are committed to resolving them through the conciliation of the parties involved without the need to go to court.



## **PROPOSALS**

4. The communication of information by the Administration will be open to all owners, for which the following will be implemented:

The owner who so requires will have access to the information requested from the Administration and from the accounting firm.

We propose the creation of an official informative chat for relevant situations such as the monitoring of hydrometeorological phenomena, maintenance that affects the proper functioning of the condominium and any information that may arise at the moment.

The voting module of the existing Happy Community system will be used for all relevant projects such as remodeling and new works, so the projects and budgets to be voted on will be sent to them in advance.

Creation of an email dedicated only to collecting and responding to the concerns of the condominiums.



## **PROPUESTAS**

5. We have taken on the task of reviewing the status of the closure of the SPA and GYM in the City Council of Benito Juárez, and we are in a position to have all the documentation to obtain the necessary permits for the realization of the work within a period of no more than 60 days. A viable project, duly budgeted, that complies with all the rules and regulations for its correct execution, will be presented for knowledge and approval.

6. The commitment that is made with the person who today has the concession of the federal beach zone will be followed, who is in the best disposition to transfer it to the Condominium looking for the appropriate and correct mechanism to carry it out.

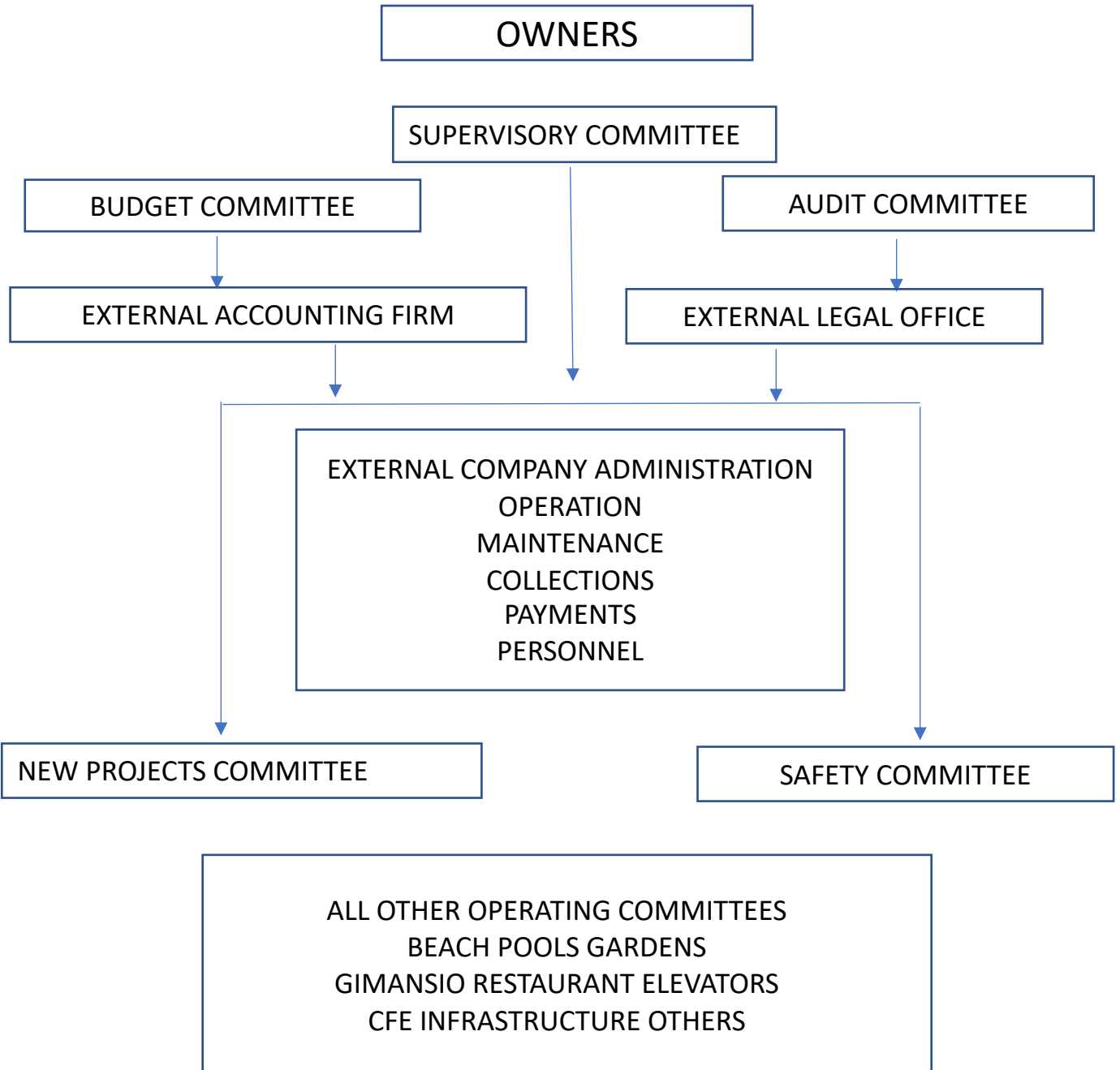
7. Review of the conditions of contracts with CFE and the works required for this, as well as the review of the budgets of previous Administrations for such regularizations.

8. The preparation of a maintenance and repair work plan by level of importance and priority, such as solutions to the issues of balconies, maintenance and/or change of elevators, maintenance of transformers, emerging power plants, high and low water pressure pumping systems, among others.



## **CREATION OF INTERNAL COMMITTEES**

- BUDGET COMMITTEE
- AUDIT COMMITTEE
- SAFETY COMMITTEE
- INFRASTRUCTURE COMMITTEE
- ELECTRIC POWER COMMITTEE
- NEW PROJECTS COMMITTEE
- SOCIAL INTEGRATION COMMITTEE
- GARDENING COMMITTEE
- ELEVATOR COMMITTEE
- GYM & SPA COMMITTEE
- BEACH COMMITTEE
- POOL COMMITTEE
- TICKET COMMITTEE (NO MORE DAYPASS)



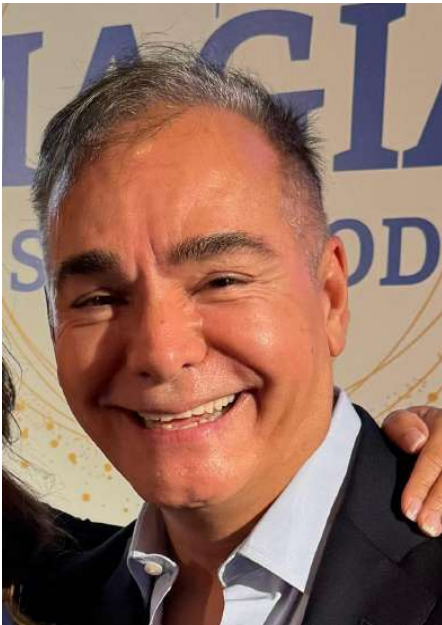




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