

Letter to Owners and Meeting Agenda

January 12, 2017 @ 9:13 PM

LAS PALMAS Community Association **Asociación de Dueños LAS PALMAS**

Dear

Owners,

The Las Palmas Board of Directors want to take this opportunity to wish you and your families all the very best in 2017 and to begin this new year by letting you know that 2016 was a tremendous year for your investment. The values of our properties reached heights not seen since before 2008. More importantly and for the first time, the demand for Las Palmas properties for the first time exceeds other similar properties on Sandy Beach. At this time, the inventory of units for sale is very limited. For those of us fortunate enough to have recently purchased and those long-term owners, our investments are paying off like never before. If your unit is also in the Las Palmas rental pool through our rental operator, Las Palmas Reservations (LPR), 2016 had the greatest increase in rental guests to date.

In 2016 the owners supported the direction to start preparing ourselves and our resort to take advantage of the inevitable future growth and development on Sandy Beach. Achievements in 2016 have been made that would have never been possible without the new rental system and LPR's direct investment into Las Palmas infrastructure, owner and guest services. We have laid the foundation for bringing Las Palmas to the next level, and are in the process of implementing "American style" services and standards. This will be something LPR will coordinate with the operators of the onsite Las Palmas businesses on behalf of the HOA.

For 2017, it is the goal and intent of this board to transform Las Palmas into one of the premier resort properties on Sandy Beach. This year, your approval of some of the major proposals you will have the opportunity to vote on will make this goal possible.

As owners, it is important to understand that success and growth also bring issues and problems. We as a community, and also as rental generating resort, are experiencing recurring growing pains or "good problems". Next to Las Palomas (a substantially larger resort) this past season Las Palmas hosted more guests than any other resort on Sandy Beach. The positive effect is more revenue, however, the negative effect is a greater demand on our amenities and services. The most noticeable issues were some property damage, disturbances, excessive wear and tear on our community infrastructure and amenities, as well as overcapacity in our pools - especially the clubhouse pool area. Our pools were not set up to accommodate the occupancy that we are experiencing. Only adding more pool "real estate" will resolve this overcrowding during the high season.

In an effort to help mitigate some of the these "good problems" the HOA Board reached out to owners and formed a Consulting Committee to assist the Board in dealing with issues that had not come up in the past. The Board and its management team has learned from these experiences and have made adjustments for the upcoming high season to help minimize these areas of concern.

The Board also implemented annual owner information sessions. These sessions were a forum where the Board scheduled in-person, informal meetings where owners had the opportunity to attend in Phoenix (on December 1st and 2nd), and at Las Palmas on December 3rd. Sessions were held for condo and villa owners separately. The update provided those owners that attended an insight of what the HOA Board was faced with in 2016, the decisions made, and insight into the proposals for 2017. More importantly, the Board provided owners an opportunity to voice their own position on matters and to give direction to the Board on what owners saw as issues and matters to be dealt with.

For the very first time in Las Palmas history the Board is introducing separate "Owner Specific Proposal" items on the agenda, in an effort to increase owner participation. These Owner Specific Proposals may not always affect the majority, but need to be addressed in the event there are enough owners to validate such need. Good examples of this are issues: (1) that affect villa owners but may not affect condo owners, and (2) for owners that live at the

Resort full-time or are there long periods of time, and how they are affected.

At the 2017 Annual Meeting, there are five HOA proposals and three Owner Specific Proposals. Please take the time to review these proposals so that you can make informed decisions at the owners meeting on Saturday, January 28, 2017.

One of the most important HOA proposals this year and the one that, if approved, will bring Las Palmas to the next level is the proposal for negative-edge beach pool with swim up bar and grill located at the entrance to our beach area. This proposal addresses and alleviates many of the “good problems”, such as the pool overcrowding, and the secondary effects of a family-oriented pool with a slide. It also solves the beach shower problem, the annual beach erosion problem, and the beach security problem that we currently have with our open beach area. A negative-edge pool with a non-intrusive wall to secure access to our beach, showers, and pool waterfalls, will be the key in bringing Las Palmas to the next level.

To encourage you to attend and participate in the annual meeting, the Board will be holding the Owner Appreciation Fiesta. Owners and their families are invited to join us for a cocktail hour hosted by LPR from 5pm to 6pm in the new food court area (hosted beer, wine, sodas and water) followed by the annual Owners’ Appreciation Fiesta in the second level owner’s clubhouse multi-purpose/ UNO MAS bar and lounge. Catering by “The Grille at Las Palmas Resort” Restaurant. Please RSVP to Lynda Saveski, our US Administrator and/or Osvaldo Beltran, our onsite Las Palmas Administrator if you plan on attending.

Thank you

Your Las Palmas Board of Directors
Jaana Ponzio, Bruce Turner, Dan Dimovski

LAS PALMAS Community Association **Asociación de Dueños LAS PALMAS**

CALL

Based on the stipulation under article 2 and article 28 as set out in the Las Palmas Covenants, Conditions & Restrictions (CC&R’s), for an annual meeting of the Members of the Association, also consistent with article 32 of the Condominium and Home Owners Association Property Regime Real Estate Law for the State of Sonora, we convoke in First Call, all the members of the Las Palmas Home Owners Association located on Paseo Las Palmas SN, Edificio 1 Interior Casa Club. Col. Costa Diamante, Puerto Peñasco, Sonora 83550 to the effect of holding a General Assembly meeting on the 28th day of the month of January 2017, at 10:00 hours, in the multipurpose area of the second floor of the clubhouse. In the same way for the event of no gathering legal quorum in the moment mentions above, we convoke for the same purpose, in Second Call at 10:30 hours in the same date and place; meeting that will be held by the following agenda:

AGENDA

Member Check-In/Registration: 10:00am, Saturday, January 28, 2017

1. Call to order, Welcome by the HOA President.
2. Election of the President of the assembly meeting, appointment of the Secretary and the assignment of Scrutinizers.

3. Validation of Legal Quorum, in which case, declaration of a legal integration of the assembly.
4. Introduction of board members, onsite management team, administration, etc.
5. HOA President's Opening Remarks
 - a. Report on the "State of Las Palmas Resort "
 - b. A review of 2016 and the HOA rental system with Las Palmas Reservations (LPR) as the operator.
 - c. The direction for 2017.
6. Vice President's Report. To include information regarding Las Palmas security and onsite operational overview; expectations for 2017.
7. Treasurer's Financial Report for 2016 including a report on Las Palmas books by the independent Certified Financial Accounting firm of Erickson Financial Services from Phoenix.
8. Manager's onsite operational report to include an update and summary of Las Palmas outlets.
9. HOA Proposals: Presentation and voting on 2017 HOA Proposals:
 - a. Propose to construct an adult-oriented negative-edge style pool with swim up bar and grille that will incorporate a beach wall to include showers with beach access on both east and west side at the beach entrance area of Las Palmas (consistent with the architectural renderings and the computer-generated animation presented at the owners' information sessions held December 1, 2, 3, 2016). This proposal is the HOA's solution to multiple on-going issues Las Palmas faces each year as follows: erosion of the beach due to lack of beach barrier wall, Security challenge controlling access to our community from the beach area and not having more controlled access points from the beach, no beach showers for owners and guests, no pool near the beach for villa owners and guests creates overcapacity situations during high season at the main clubhouse pool area and the Baja and Grande pools, no adult-oriented pool. The current clubhouse pool area is currently family-oriented and does not give adults the opportunity to enjoy Las Palmas in a more relaxing environment.
 - b. Re-affirmation of the 2nd floor clubhouse expansion to include HOA offices, owner only lounge, HOA office space, new fitness area, Tax Accounting offices for all owners Mexican Income tax services due to rental revenues generated through Las Palmas.
 - c. Propose new condo doors and locks.
 - d. Propose to expand clubhouse pool cool decking area beside the new food court and behind the big water slide. The purpose is to expand the pool lounging area and create an additional gathering place for our owners and guests. This proposed area will be walled off to separate it from the parking lot.
 - e. Propose to redo walkway leading to the beach with concrete based brick stamp pavers. Due to sand and foot traffic throughout the years, the walkway leading to the beach has the most erosion and deterioration of all the pavers. Samples for owners to view are located behind the Bonita building.
10. Owner Specific Proposals "NEW TO AGENDA": Presentation, voting on 2017 Owner Specific Proposals resulting directly from owners and Owner Information Sessions. (Owners proposing will be given the opportunity to present proposals).
 - a. Propose for Villas to be allowed a stand-alone BBQ next to their villa on common area consistent with standards of Las Palmas. Villa owners will be responsible for the cost, upkeep, and maintenance. Villa owner must request in writing and comply with HOA standards. The area is on the common grounds and requires approval by the owners. Proposed by owner Jim Zapara.

- b. Propose to install shower for both Bonita and Delphin buildings near the Jacuzzi areas consistent with the Baja and Grande buildings. This will allow owners and guests the same conveniences for shower purposes. Proposal by owner Denise Machacek.
 - c. Proposal to designate one of the pools, and hot tubs, at Grande building or Baja buildings as “Adult Only”. It is the position of the owner proposing this that there are enough areas for families in the main pool area, and a more quiet setting is needed at one of the other pools (either Grande and Baja buildings). If approved it is recommended to rotate the adult pool proposal, subject to the compliance of HOA, HOA bylaws and state and municipal laws. Proposal by owner Diane Schwarz.
11. Presentation and voting of the 2017 Operational Budget
 12. Board Member election and voting procedures.
 - a. 3-year Term Board Member (Dan Dimovski – HOA President)
 13. Final call for nominations and brief statement by nominees.
 14. Questions and Answers.
 15. Results of the voting on proposals and board member election.
 16. Closing of the owners’ assembly. Meeting adjourned.

OWNER APPRECIATION*: Please join us for a cocktail hour hosted by LPR from 5pm to 6pm in the new food court area (beer, wine, sodas and water) followed by the annual Owners’ Appreciation Fiesta with in the second level owner’s clubhouse multi-purpose / UNO MAS bar and lounge. Catering by “The Grille at Las Palmas Resort” Restaurant. **NOTE: Owner Appreciation Fiesta is for OWNERS and family members ONLY. Guest of Owners welcome and will have an option to purchase tickets based on availability. It is appreciated and helpful if Owners RVSP.*

Below please find links for printable versions of the above Board letter and Agenda for our 2017 Owners Meeting. Also are links to the proxies. One is for properties owned by an LLC, and the other is for individual owners.

There is also a link to instructions on a sample form, These forms may also be found in the documents section of our website. You should then give the proxy to your designee with instructions on completion. You may also send via email or to our administrator, Lynda Saveski lynda-laspalmas@cox.net with your voting instructions.

Important: The SPANISH version of your proxy must be completed for your proxy to be valid.

[Click here for printable version of HOA Board letter](#)

[Click here for printable version of agenda](#)

[Click here for LLC Proxy](#)

[Click here for INDIVIDUAL Proxy](#)

[Click here for PROXY instructions](#)

2017 Newsletter is in the mail

January 13, 2017 @ 10:17 PM

Our 2017 newsletter has been mailed via US post office. Look for it to arrive soon in your mailbox. It can also be viewed by clicking on the cover below:



LAS PALMAS "Continues to Rock"!



Dan Dimovski President

Happy New Year! In 2016 we exceeded our goals and have made achievements that would not have been possible under the old rental system. These achievements have also laid down the foundation to make 2017 the year where Las Palmas will see its greatest success to date.

In addition to completing all the proposals previously approved by owners, there have been many other improvements made that were not foreseen, along with LPR's commitment to Las Palmas in infrastructure investments necessary to prepare Las Palmas to be the premier resort property on Sandy Beach. Many of these investments will be visible to you during your next visit. Among other things, the beach lounge chairs under our palapas have been purchased by LPR for all owners and guests use free of charge. The outside food court and restaurant have new operators that LPR will oversee on behalf of the HOA to ensure higher level of quality, and "American style" standards and services including accepting credit cards and providing room service. These higher standards and services will help Las Palmas reach the next level in 2017.

Along with the success Las Palmas has been blessed with in 2016 come growing pains. I like to call these "good problems" since they come from success. With this success, we are now faced with decisions we were never faced with before. This past year Las Palmas saw more guests visiting than ever before. Next to Las Palomas (a resort 10 times larger than ours), Las Palmas hosted more guests than any other resort on Sandy Beach. During high season this placed a great demand on our amenities and services. Even though the HOA and LPR handled the maximum occupancy demands with great control and execution, we still had issues arising from capacity occupancy. The most noticeable were some property damage, disturbances, excessive wear and tear on our community infrastructure and amenities, as well as overcapacity in our pool areas - especially the clubhouse pool. The pools at Las Palmas were not built to accommodate the occupancy that we are experiencing. Only adding more pool "real estate" will resolve the overflow problem we experience during high season (see negative-edge pool discussion below).

In an effort to help mitigate some of the these "good problems", the HOA Board reached out to owners and formed a Consulting Committee to aid the Board in dealing with many of the issues that had not previously come up in the past.

The Board also implemented annual owner information sessions. These sessions were a forum where the Board scheduled in-person, informal meetings in Phoenix and at Las Palmas. Since we only hold one owners meeting each year, the Board believed that with all the success and activities that took place throughout 2016, it was important to update owners and give them an opportunity to ask questions and give their input on the direction of Las Palmas for 2017.

The information sessions provided those owners in attendance an insight into what the HOA Board was faced with during 2016, the decisions made, and proposals for 2017 on how to resolve or improve areas of concern. Most importantly, the Board gave owners an opportunity to voice their own position and give direction to the Board on matters they felt were important. The Board found these information sessions to be very valuable, and has now made changes to the way the Board proposes the agenda for the annual owners meeting. In addition to proposals by the HOA Board, we will now place proposals on the agenda that owners bring forward that may not always affect the majority, but need to be addressed in the event there are enough owners to validate such need. Good examples of this are issues: (1) that affect villa owners but may not affect condo owners, and (2) for owners that live at the Resort full-time or are there long periods of time, and how they are affected. The HOA Board has listened to those owners that brought forward proposals and ideas, and those proposals that justify the need will be brought forward for owner consideration and voted on where applicable. These types of proposals for voting will be called "Owner Specific Proposals." (continued on back page)

2016 ACHIEVEMENTS

APPROVED PROJECTS HOA IMPROVEMENTS

- Pony walls around all four buildings were installed and rusting railings were removed.
- First Floor Condo Building Glass and Aluminum Rails
- Lobby, stairwell and restroom renovation completed with travertine tile.
- Massage Palapa
- Beach Palapas and lounge chairs.
- Villa Dome Membrane Repair and Paint.

LPR's INFRASTRUCTURE INVESTMENTS:

- Food Court Area (Taco Stand, Wood Burning Pizza Oven, Granite Countertops, Lighting, Pergola, new Tables and Chairs)
- Restaurant Renovation and Improvements with new décor, new fixtures, new dishes, glassware, silverware, and cookware, etc.
- Beach Lounge Chairs
- Massage Palapa
- Temporary Tiki Bar
- Essentials Store in Lobby
- Replaced and Added New Umbrellas at the main pool.

TOP 2017 PROPOSALS

- Construct a negative-edge beach pool with security wall, showers and permanent Tiki Bar.
- Clubhouse remodel with 2nd story expansion with bill paying offices and new gym facility with upgraded equipment.
- Replacing walkway to beach with new pavers (sample on site).
- Replace condo doors with quality hardwood and electronic passkey locks (sample onsite).
- Improve and remodel clubhouse restrooms on lower level with new stalls and fixtures.
- Identify areas for developing additional pool lounge space.

Additionally, the 2017 Agenda, proxies, and letter from the Board has been mailed via US mail.

Voting Results 2017

January 28, 2017 @ 9:01 PM

Voting Results January 28, 2017

LAS PALMAS
BALLOT Asociación de Dueños LAS PALMAS

<p>Bldg. & UNIT No. <i>2007</i></p> <p>NAME <i>[Signature]</i> <i>64.1270</i></p>	<p>Negative Edge Pool w/Swim Up Bar & Grill</p> <p>YES <input checked="" type="checkbox"/> 40.97</p> <p>NO <input type="checkbox"/> 22.04</p>	<p>Reaffirmation of 2nd Floor Clubhouse Expansion</p> <p>YES <input checked="" type="checkbox"/> 36.69</p> <p>NO <input type="checkbox"/> 26.92</p>
<p>New Condo Doors and Security Lock</p> <p>OPTION 1 <input type="checkbox"/> 19.36</p> <p>OPTION 2 <input checked="" type="checkbox"/> 22.98</p> <p>NO <input type="checkbox"/> 20.06</p>	<p>Expand Clubhouse Pool Cool Decking Behind Big Slide</p> <p>YES <input checked="" type="checkbox"/> 43.47</p> <p>NO <input type="checkbox"/> 20.14</p>	<p>Install New Pavers to Beach</p> <p>Option 1 <input type="checkbox"/> 4.28</p> <p>Option 2 <input checked="" type="checkbox"/> 21.96</p> <p>Option 3 <input type="checkbox"/> 2.61</p> <p>Option 4 <input type="checkbox"/> 15.84</p> <p>Option 5 <input type="checkbox"/> 8.73</p> <p>Option 6 <input type="checkbox"/> 5.14</p> <p>NO <input type="checkbox"/> 4.54</p>
<p>Three Year Board Position HOA President</p> <p>DAN DIMOVSKI <input checked="" type="checkbox"/> 53.64</p> <p>OTHER <i>[Signature]</i> 9.97</p>	<p>Stand Alone Barbecues in Common Area Next to Villas</p> <p>YES <input checked="" type="checkbox"/> 43.69</p> <p>NO <input type="checkbox"/> 19.92</p>	<p>Install Showers at Bonita and Delphin</p> <p>YES <input checked="" type="checkbox"/> 49.38</p> <p>NO <input type="checkbox"/> 14.23</p>
<p>Designate Baja or Grande Pool as "ADULT ONLY"</p> <p>YES <input checked="" type="checkbox"/> 31.67</p> <p>NO <input type="checkbox"/> 28.94</p>	<p>Approve 2017 Budget</p> <p>YES <input checked="" type="checkbox"/> 54.57%</p> <p>NO <input type="checkbox"/></p>	<p><i>Mary Ann Saunders</i></p> <p><i>[Signature]</i></p>

Adult Only Pool Policy

February 20, 2017 @ 11:41 PM

LAS PALMAS Community Association

Asociación de Dueños LAS PALMAS

Las Palmas "Adult Only" Pool Area Policy

February 13, 2017

POLICY

On January 28, 2017, the owners of Las Palmas voted in an "Adult Only " pool area policy proposed by one of the owners. For the purpose of this policy, an "adult" is defined as a person 18 years of age or older. The adult only pool areas will alternate between the Baja and Grande pools. Signage will be posted and security will monitor the policy.

PURPOSE

To provide adult owners and guests of Las Palmas a pool area more conducive to adults, where adult owners and guest can experience a more quiet and relaxing environment free from distractions that sometimes come from family oriented pool areas.

IMPLEMENTATION

Effective March 1,2017 Las Palmas HOA will post signage in the "Adult Only" Pool Areas notifying owners and guests. The Las Palmas HOA will also request Las Palmas Reservations (LPR) to provide all guests checking in of the Las Palmas "Adult Only" pool policy. Las Palmas security will monitor and enforce the "adult only "pool area. Security will be given direction to inform any individuals under the ages of 18 of the posted policy and provide information about our policy along with alternate pool area options in Las Palmas.

AFFECTED POOLS & MONTHS

March – BAJA	September - BAJA
April-GRANDE	October -GRANDE
May- BAJA	November- BAJA
June-GRANDE	December-GRANDE
July – BAJA	January - BAJA
August-GRANDE	February-GRANDE

PROMOTE

The Las Palmas HOA will focus on the benefits of this policy and believes that this policy can give Las Palmas owners and guest an additional service for our adult owners and guests that Las Palmas did not

provide in the past. We ask all owners to cooperate with this new policy and for those owners that have friends and family stay in their units that do not check in to please inform them of our new policy.

****OWNER PARTICIPATION*As owners it is all our responsibility to make Las Palmas a better place, this policy will be challenging to enforce but can be rewarding for many and the HOA is asking all owners to cooperate and to participate with this policy in a positive manner. We want all of our owners and guest to enjoy their stay at Las Palmas. Please do your part and use your discretion should you come across a situation of someone not following our policy. Thank you for all of your cooperation.***

Las Palmas HOA Board of Directors

Jaana Ponzio , Bruce Turner, Dan Dimovski

Security Training

June 3, 2017 @ 4:24 PM



Board member and retired police officer, Bruce Turner held New Security Guard training session on June 1st. The class was a huge success, and Bruce was very impressed with the new guards we hired, stating that it was a very good group of new hires. He spent a long time with the guards expressing the need for them to always be professional and friendly. We are a resort and we live on our reputation. Osvaldo followed up with comments stating that he will hold training with all HOA employees to improve our employees professionalism and projecting a positive friendly attitude toward the public and our owners. The training was very positive.

Policy: Food at Pools

June 6, 2017 @ 5:30 PM

During the last board meeting, the board voted to control the food and beverages in the clubhouse pool area as to better manage and protect our owners and guests of possible health and safety issues that arise when there are no controls in place with a pool area adjacent to a food court and restaurant.

To do this the following is required implementation effective immediately. we will provide signage or add to the existing signage to the public in the area .

1. Food in the pool area is only permitted by designated Las Palmas food outlets.
2. Personal food in the pool area is prohibited due to health and safety matters.

LPR will be responsible to maintain and upkeep the pool area . They will provide the needed staff to keep the pool area clean.

HOA is responsible to enforce this policy effective immediately . Security has been informed and trained on how to deal with this policy.

Turtle laid eggs in front of villas

September 25, 2017 @ 10:41 PM

A turtle has laid her eggs on the beach in front of Las Palmas Villas. The area has been roped off while workers prepare to move them to a sanctuary.



Las Palmas 2017 Info Sessions

October 10, 2017 @ 8:27 PM

LAS PALMAS 2017 INFO SESSIONS

The Las Palmas Board would like to provide all owners with a 2017 homeowners association update on operational and initiative matters. We invite all owners to participate in our upcoming 2017 Las Palmas information sessions. Arrangements have been made for the info sessions on October 27th and 28th, 2017. In an effort to attain maximum participation, the Board will provide meeting venues in Phoenix and at Las Palmas, similar to our last owner info sessions. As we end our high season with similar high rental occupancy of last year and enter into the off season period, we can start focusing on repairing and rebuilding our common area and working on the initiatives approved by the owners January 28, 2017. With around four months left before our next annual meeting scheduled for February 10, 2018 the main focus of new development will be on our "Grand" negative-edge beach pool and pool area project slated to be completed and operating in time for owners meeting. Details of this initiative have been provided to owners via e-mail and have been posted on line on the official Las Palmas HOA website laspalmashoa.com where you will find the most recent updates.

in Phoenix: FRIDAY, OCTOBER 27TH:

6:00 p.m. through 8:00 p.m.

Location: Downtown Phoenix, Talking Stick Resort Arena (formerly known as US Airways Center), 201 East Jefferson Street, in the "Van Arsdale Conference Room". Free parking is available in the Talking Stick Resort Arena Garage. Enter the Garage on the east side of 1st Street just south of Jefferson and tell the Parking Attendant you are attending the Las Palmas HOA meeting. Enter the building from inside the Garage on the 1st Floor through the "Guest Relations" entrance and proceed through the Pavilion to the elevator to the right of Carl's Jr. (behind the escalator). Take the elevator to the 2nd Floor and the conference room is located on your left.

If you cannot participate in person at the Phoenix info session you can participate via conference call as follows:

***CONFERENCE CALL DIAL-IN NUMBER: (712)-775-7031**

You will be asked to enter this Meeting ID: 731-383-405

AT LAS PALMAS: SATURDAY OCTOBER 28th

5:00 p.m. through 7:00 p.m. at the Clubhouse in Uno Mas Bar common area.

HOA BOARD OF DIRECTORS ANNOUNCEMENT

October 25, 2017 @ 7:17 PM

LAS PALMAS Community Association Asociación de Dueños LAS PALMAS

Dear Las Palmas Owners,

This is to inform the owners of Las Palmas, that Jaana Ponzio, Board Member in the role of Treasurer, has just recently sold her condo and has submitted her resignation effective Thursday, October 26, 2017. The Board would like to take this opportunity to thank Jaana for her dedication, commitment, and contributions to Las Palmas over the past eight years. Jaana has played a key role in improving Las Palmas through her financial knowledge and understanding of what is best for this community. The board wants to recognize Jaana's sacrifice of her time and effort in this voluntary capacity for the benefit of all of us in this community.

Thank you for your dedicated service, Jaana. It was an honor and a pleasure to work with someone that always put the interest of our community front and center and has help make Las Palmas the success it is today – you will always have a home at Las Palmas.

As per our Bylaws (Article 3, Section 3.6) "When one or more directors resigns form the Board, effective a future time, a majority of the directors then in office, including those who have so resigned, may fill such vacancy, the vote on the vacancy to take effect when such resignation becomes effective." The Board has, in their capacity, appointed Bonnie Horton to replace the vacancy created by Jaana's resignation.

Bonnie is one of the original owners at Las Palmas and has been available to assist our community on many occasions, and understands the valuable role we all must play in order to continue in a positive direction with improvement, growth, and to always try to make Las Palmas a better place. As a business owner with over 30 years of financial experience, Bonnie understands the commitment it takes to be successful, and is dedicated to following the direction the owners at Las Palmas choose.

Please join us in welcoming Bonnie to the Las Palmas HOA Board of Directors. We congratulate her and wish her all the best in her new role.

Sincerely,

Your LAS PALMAS BOARD OF DIRECTORS

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fghfth

fgdfrtg

September 27, 2019 @ 5:12 AM

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Romano

The board of directors have received the different articles on this announcement. They were chosen all [fresh essays reviews](#) and assignments from this blog. So, you can easily understood the informative resources.

July 11, 2019 @ 12:27 AM

[Reply](#)



fdfsfsd

ming Bonnie to the Las Palmas HOA Board of Directors. We congratulate her and wish her all the best in h

March 17, 2019 @ 11:13 AM

[Reply](#)

Maintenance Season Begins

October 27, 2017 @ 12:09 PM



The end of High season marks the start of regular off season maintenance. The kids waterside staircase has been an ongoing issue due to rusting. Sea air, chlorine water and steel are not the best combination regardless how we maintain it.

Many owners and guests see this as an eyesore. The HOA is looking at replacing the steel staircase with an aluminum staircase. The Board will bring forward information on cost at the upcoming owners meeting in February.

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Parker A. Peavler

This is my first visit to this <https://awriter.org/best-research-paper-writing-service/> website, you have shared very beautiful images of buildings which i like it a lot. Keep up your good work.

September 27, 2019 @ 5:13 AM

Common Area Beautification

October 28, 2017 @ 9:30 PM





Landscape Beautification

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UFC 248 Live Online

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January 28, 2020 @ 4:09 AM

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UFC 248 Live Online

How To Watch [UFC 248 Live Stream](#) Online The Ultimate Fighting Championship UFC 248 will take place on Saturday, March 7, 2020

January 28, 2020 @ 4:08 AM

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Parker A. Peavler

[[url=https://en.wikipedia.org/wiki/Frank_Zappa](https://en.wikipedia.org/wiki/Frank_Zappa)]good[/[url](#)]

September 27, 2019 @ 5:15 AM

[Reply](#)



Parker A. Peavler

This is my first visit to this website,you have shared very beautiful images of buildings [online paper writing service reviews](#) which i like it a lot.Keep up your good work.

September 27, 2019 @ 5:14 AM

[Reply](#)



Avirac

ScoreCenter Live lets you stay up to date with sports matches anytime anywhere. From the most popular all sports game <https://avirac.com>

August 24, 2019 @ 10:24 PM

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