



Nah Ha

Administrative Report
3rd Quarter 2014
July - September



VC and Homeowners,

This report describes the work, projects and finances during the past quarter at Nah Ha and is divided into two sections:

1. Important Information and Updates
2. Building Maintenance and Gardening
3. Financial Report

IMPORTANT INFORMATION AND UPDATES

Christian now works exclusively for Nah Ha:

In July an agreement was made to hire Christian to work exclusively for Nah Ha. Multiservicios still provide security personnel, but only from 7pm to 7am. Christian received a raise, better benefits and a better schedule. He will now be working as security and as auxiliary to maintenance assisting Polo with his many responsibilities. He is very happy with this new arrangement.

The schedules of Polo, Deisy and Christian are organized so that 7 days a week (between 7am and 7pm) there will always be at least one of them present at Nah Ha. These changes were all done within the existing budget and at no additional cost to the homeowners of Nah Ha.

Banamex Bank Account:

Deposits into HOA bank accounts are temporarily blocked. We are working as quickly as possible to get this resolved. However at present we are at the mercy of the bank. Please standby for an update via email. As soon as this is resolved we will let everyone know and will greatly appreciate the quick payment of your HOA fees; as the accounts are running low.

Condo 401 and 102:

John and Lee Ann Furfey are the new owners of 401. They are very friendly and will make for a nice addition to Nah Ha; along with the Villanueva family that purchased 102 last quarter.

Important Contact information:

After hour emergency contact number:
Mobile: (987) 878-6811

Christian
(987) 564-4123

Ashley (Ash) Grant Sartison
Email: ash@cbpmexico.com
Mobile: (987) 112-4491

Jeff Hughes
Email: jeff@cbpmexico.com
Mobile: (984) 179-3125

Hipolito (Polo)
(987) 116-5387

BUILDING MAINTENANCE AND GARDENING (Highlights)

Lighting Improvements:

Pool Lights:

LED light bulbs were purchased to replace the existing pool lights. As we began reviewing the installations to install the new LED lights, we realized that many of the cables for these lights are old and in bad shape. We are getting these replaced and the new light bulbs installed asap.

Here is an estimation of the savings to be expected once installed:

- Currently the pool lights use 1,700 Watts/hour.
- New LED light bulbs will only use 102 watts/hour.
- Savings of 1,598 watts/hour / 6.4 pesos/hour / 2000 pesos a month approximate savings.

LED light bulbs purchased for the hallways:

We replaced the light bulbs on the pool level hallway and the first floor to test the output of the LED light bulbs. They illuminate very well. Here is the calculation of savings when all the hallway light bulbs are replaced with LED bulbs:

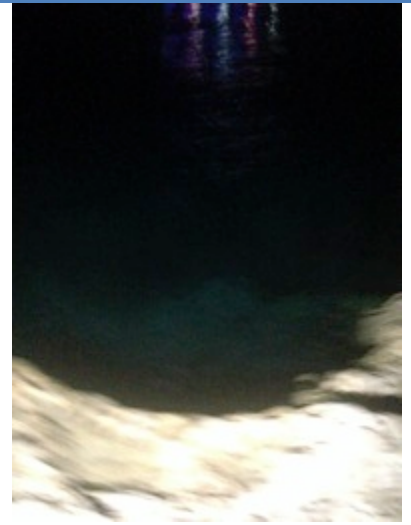
- Current light bulbs are consuming 1,440 watts/hour.
- With LEDs this would be reduced to 672 watts/hour.
- Savings of 768 watts/hour / 3.3 pesos/hour / 1,188 pesos/month approximate savings



Ocean Water Illumination:

It appears the building at one time had lights that illuminated the water at night. We purchased and installed replacement LED lamps that do not consume a lot of electricity. We are playing with the angle and location of these lamps to get the best illumination of the blue water at night. Once the final location is set, we will hide the cables.

See photos taken in daylight and at night. (Note: My iPhone takes terrible pictures at night.)



Bougainvillea Illumination:
Illumination was added to give light to the bougainvilleas at night.



Note: Emigdio and his relatives in Mexico City helped Nah Ha get a large discount on the purchase of all of these lighting improvements.

Pump Room:

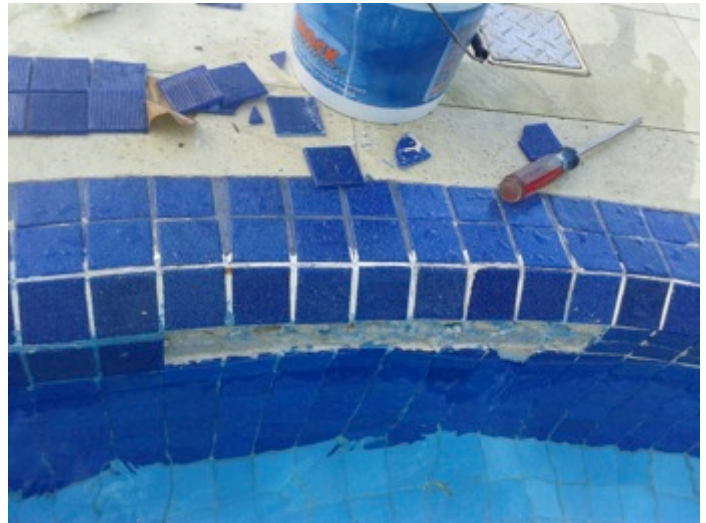
1. Salt for soft-water systems is regularly maintained.
2. Pumps are regularly serviced and lubricated.
3. Faulty pressure gauges replaced:



Tiles:

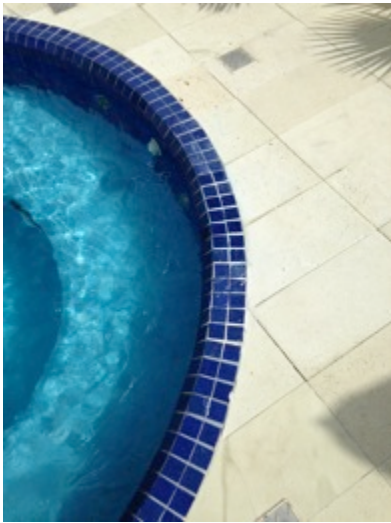
Pool and hot tub tiles frequently come loose and are re-set:

- Before -

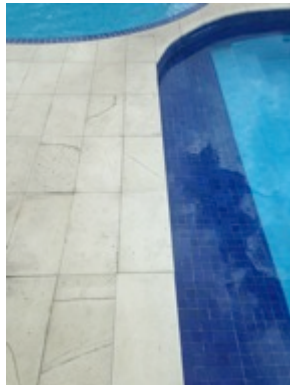




- After -



Nearly all tiles on these edges (deck tiles) were removed and re-set:



Storage Rooms:

All of the handles were getting quite ugly so they were painted:



Bathroom Faucets:

Faucets in bathrooms were very old looking, so we replaced them.



Light Covers:

Many of the light covers were broken or in very sad shape, so we replaced them:

- Before / After -





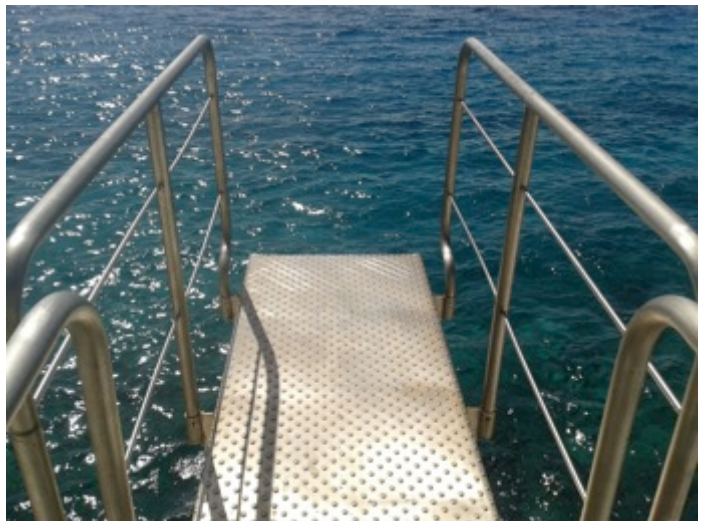
Fumigation:

Nah Ha is fumigated regularly by Vifer. We opened access in the following registers to allow them to fumigate inside. These areas can be major breeding grounds for Cockroaches.



Dive Platform:

Polo and Christian installed stainless steel safety rods to the dive platform. Cost ended up being much more economical than originally thought. They said it was a royal pain to get them installed without drilling a hole in the ends of the railings. The result was well worth the effort.



Street Bench:

Sanded and varnished:

- Before / After -



Paint:

Paint throughout Nah Ha is constantly touched up as needed:



Pool Deck Tiles:

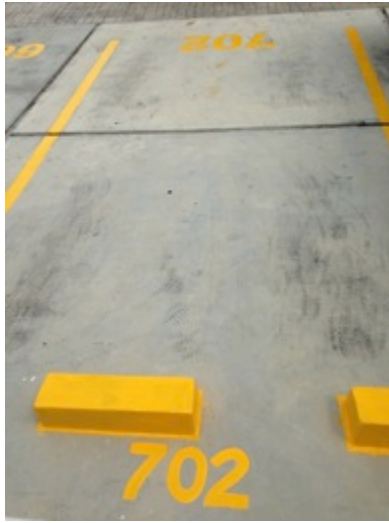
They were starting to get dirty looking, so Polo and Christian took on the laborious project of cleaning them thoroughly. This will now be on the periodical maintenance schedule.

- Before / After -



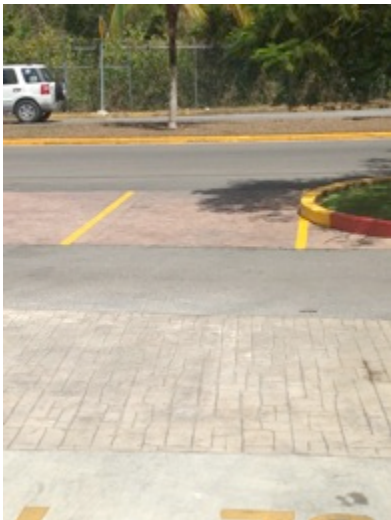
Parking Lot:

Yellow lines and numbers repainted:



New parking spot added for Condominium 102:

Note: Number 102 will be added soon.



Sea Ladder:

Periodically removed and thoroughly scrubbed clean:

Note: Polo is very grateful to have Christian help with some of these more challenging task. They say it is difficult to removed and reinstall.



Extra locks for support:

For hurricane security reasons additional locks are being added to make sure these doors do not open during a hurricane's heavy winds; which could cause flooding in the hallways.



Electrical Breaker:

An electrical breaker burnt out and was quickly replaced:



FINANCIAL REPORT
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CONFIDENTIAL FINANCIAL INFO REMOVED