



*Deceandóles a todos  
alegría y buena salud. en  
la temporada de fiestas y  
nuevo año.*

*We wish you all a holiday  
season full of cheer, good  
health and happy new year.*





# The Marbella Club

## Welcome to the November 2023 Newsletter



Saludos a nuestra comunidad Marbella Club. Fue fantástico verlos a la mayoría de ustedes en la reunión del 11 de noviembre de 2023. Venimos ante ustedes con agradables noticias. Durante este mes, hemos completado con éxito la fase 2 del lanzamiento de nuestro propio sistema exclusivo AVI y TeleEntry. El sistema ahora ha sido probado y funciona bien. Gracias a todos por su continuo apoyo y aprecio por este servicio tan esperado y que ya estaba vencido.

Como siempre por favor tengan en cuenta que ciertos proyectos permanecen en proceso y otros están en agenda para ser ejecutados y/o completados este año 2023.

Sin más preámbulos, presentamos con orgullo el Newsletter Noviembre 2023

Greetings to our Marbella Club community. It was great to see most of you at the meeting on November 11<sup>th</sup>, 2023.

We come before you with pleasant news. During this month, we have successfully completed phase 2 of the launch of our own exclusive AVI and TeleEntry system. The system has now been tested and works fine.. Thank you all for your continued support and appreciation of this long awaiting amenity that was way past due.

As always please keep in mind that certain projects remain in process and others are on the agenda to be carried out and/or completed this year 2023.

Without further ado, we proudly present November 2023 Newsletter.

Atentamente,

Kind regards,

The Marbella Club Administration



# Conozca a su Junta Directiva Meet your Board of Directors

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**Hely D'Mello**  
Interim President



**Jaime B Macias**  
Interim Secretary



**Douglas Heimbach**  
Interim Treasurer



**William H Wrean, Jr.**  
Assistant Officer



**Mark Freeman**  
Assistant Officer



# ICON Property Management



Nuevo número  
de teléfono

New Phone  
Number



**Maria del Pilar**  
Administrator  
**(787) 378-7810**  
Manager@MarbellaClubPR.com



**Paola Lugo**  
Administrative Assistant  
Plugo@MarbellaClubPR.com



DESIGNTHUSIASM



# Conozca a su equipo ampliado Meet your Extended Team



**ICON**

Property Management



Security



**Kermit Lucena**

Accounting



**Todos con licencia, certificados y asegurados**

**B. BRAVO & COMPANY CPAS, PSC**  
CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS



**All Licensed, Certified and Insured**



## Conozca a los miembros del comité Meet your Committee Members



Gracias por enorgullecerse y ofrecerse como voluntario para servir a nuestra comunidad.

Thank you for taking pride and volunteering to serve our Community

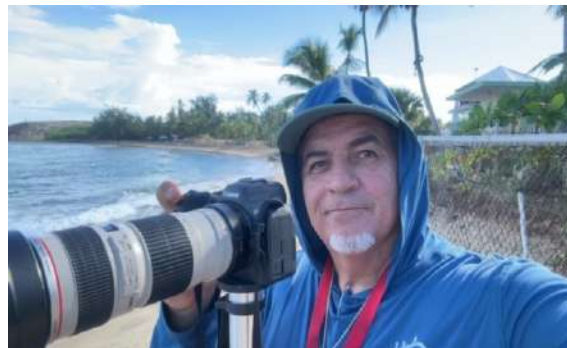
**Dr. Ramon A. "Tony" Perez, CPCU**  
Insurance Advisory Committee

**Joseph P. Cipolla Jr.**  
Finance Advisory Committee

**Maureen Marken**  
Landscaping/ADA  
Compliance Committee

**Anibal Caraballo Martinez**  
Social Media Committee

**Tony Miodonka**  
Grounds Committee



Si desea ser voluntario y unirse a un comité, comuníquese con Mark Freeman en [Mark@MarBellaClubPR.com](mailto:Mark@MarBellaClubPR.com)  
If you would like to Volunteer and Join a Committee, Please reach out to Mark Freeman at [Mark@MarBellaClubPR.com](mailto:Mark@MarBellaClubPR.com)

Conozca a los miembros del comité **contd...**  
Meet your Committee Members **contd..**

Gracias por enorgullecerse y ofrecerse como voluntario para servir a nuestra comunidad.

Thank you for taking pride and volunteering to serve our Community



**Marcia Freeman**  
Social Committee



**Elizabeth Rivera**  
Social Committee



**Myriam Castelleon**  
Social Committee



**Clif D'Mello**  
Architectural Design Committee



**Dan Reyes**  
Architectural Design Committee



Si desea ser voluntario y unirse a un comité, comuníquese con Mark Freeman en [Mark@MarBellaClubPR.com](mailto:Mark@MarBellaClubPR.com)  
If you would like to Volunteer and Join a Committee, Please reach out to Mark Freeman at [Mark@MarBellaClubPR.com](mailto:Mark@MarBellaClubPR.com)



Desafortunadamente, Por razones personales y privadas Tactical Dynamics Force decidio cancelar sus servicios a Marbella a partir del 12/1/23 a las 5:00 am.

Pudimos negociar un mejor contrato con Ares Security Forces a un costo efectivo proporcionando todos los servicios requeridos y sin escatimar en calidad de servicio. A diferencia de el contrato anterior.

Tales como Guardia Armado las 24 horas al día  
14 horas de patrullaje a pie o motorizado por día  
[7 horas de Noche y 7 Horas de día]

Enforcement of Marbella SOPs & Contractors SOPs

\*Contrato sugeto a evaluaciones trimestrales y 30 dias de terminacion estrategica

**(939) 633-0436**



Nuevo número de teléfono  
New Phone Number

We were saddened by Tactical Dynamics Security's decision to leave Marbella due to personal private matters. However, we were able to negotiate quickly a lower cost contract without compromising quality of service by allowing us to have 14 hours per day roaming patrol, in addition to security guards at the booth. All in all, we are now in a better security situation than before as our roaming security will ensure contractors are adhering to Marbella protocols and ensuring your home is protected with roaming armed guards included from 12:00 AM – 7:00 AM

Having all necessary services under one contract, something we didn't have with TDF.

\*There is a Quarterly evaluation in their contract and 30 days exit clause



Dé la bienvenida a nuestros nuevos contratistas de paisajismo, piscinas, limpieza y mantenimiento a partir del 16/12/23.

El contrato de Vega Vega expiró el 31/10/23. Su nuevo contrato junto con JC Pools costaba 4.000 dólares más que Blue Green. Entonces, nuestra administración tuvo que hacer cambios e incorporar un nuevo equipo.

Negociamos un contrato con Blue Green Contractors que ahora brindará los siguientes servicios:

- 2 miembros del equipo de mantenimiento
- 2-3 personal de limpieza
- 1 asistente de piscina
- 3-Personal de Paisajismo y Playa
- Tripodes para Sistema de riego alternativo
- \*Sugeto a Evaluaciones trimestrales

Please Welcome our New Landscaping, Pool, Janitorial and Maintenance Contractors effective 12/16/23.

Vega Vega's contract expired 10/31/23. Her new contract along with JC Pools was \$4k over Blue Green. So, our administration had to make the changes and On-board a new team.

We were able to negotiate a contract with Blue Green Contractors which will now provide the following services:

- 2 Maintenance Crew Personnel
- 2-3 Janitorial Personnel
- 1-Pool Attendant
- 3-Landscape and Beach Personnel
- Trypods alternative irrigation system
- \*Quarterly evaluations clause

Blue Green Currently serves The Wyndham at Palmas and Hotel San Juan.

Blue Green actualmente sirve a The Wyndham at Palmas y al Hotel San

# Exclusive Tele-Entry

Los invitados y visitantes ahora pueden marcar un código exclusivo de 4 dígitos que cada residente puede configurar con el administrador. Esto es exclusivo para su unidad. Este código luego se puede proporcionar a sus invitados. Una vez que los invitados llegan a la tele entrada, marcan el código que llama a su teléfono celular. El número que aparecerá en tu celular será 787-468-0585. Por favor guárdelo para sus registros. Luego puedes presionar \* 9 en tu teléfono, lo que abrirá la puerta principal para tus invitados.

**TENGA EN CUENTA: TODOS LOS CONTRATISTAS Y PERSONAL DE SERVICIO SIN EXEPCION DEBEN PASAR POR SEGURIDAD PARA VERIFICAR Y ANOTAR ENTRADA Y SALIDA. Por favor NO les otorgue acceso a través del sistema Tele Entry. Esto es para garantizar la seguridad del resto de nuestros residentes Y AREAS ADYACENTES en nuestra comunidad.**

Guest and Visitors can now Dial an exclusive 4-digit code that can be setup by each resident with the administrator. This is exclusive to your unit. This code can then be provided to your guests. Once the guests arrive at the tele entry, they dial the code which calls your cell phone. The number that will show on your cell phone will be 787-468-0585. Please save for your records. You can then Hit \* 9 on your phone which will open the front gate for your guests.

**PLEASE NOTE: ALL CONTRACTORS AND SERVICE PERSONNEL MUST STOP BY SECURITY TO CHECKIN AND CHECKOUT. Please DO NOT grant them access through the Tele Entry system . This is to ensure the safety of the rest of our residents and common areas in our community.**

# Exclusive Tele-Entry Step-By-Step



Paso 1: Ingresa tu código exclusivo de 4 dígitos

Step1: Enter you 4-digit exclusive code



Paso 2: El sistema marca el número que tenemos registrado

Step2: The system dials the number we have on file.



Paso 3: Contesta tu teléfono.

Step3: Answer your phone



Paso 4: Presione \*9 para otorgar acceso

Step4: Hit \*9 to Grant Access



Paso 5: El acceso se concede a tus invitados.

Step 5: Access is Then Granted to your Guests

PLEASE NOTE: ALL CONTRACTORS AND SERVICE PERSONNEL MUST STOP BY SECURITY TO CHECKIN AND CHECKOUT. Please DO NOT grant them access through the Tele Entry system . This is to ensure the safety of the rest of our residents and common areas in our community.

# Iluminación Exterior

## Exterior Lighting



- Se llevó a cabo una encuesta con varios contratistas eléctricos para evaluar y reparar la iluminación dañada a lo largo de las pasarelas, la zona de la piscina y alrededor de la propiedad.
- Lamentablemente, tenemos problemas de infraestructura eléctrica altamente comprometido. Solo cambio de luces NO resolverá los problemas de iluminación alrededor de la propiedad.
- A survey was conducted with multiple electrical contractors to evaluate and repair damaged lighting along the walkways, the pool area and around the property.
- Unfortunately, we have electrical infrastructure issues which needs to be addressed. Changing light fixtures WILL NOT resolve the lighting issues around property.



# Financieras PnL YTD 2023

## Financials PnL YTD 2023

### Profit and Loss

January 1 - December 1, 2023

	Total
<b>INCOME</b>	
4042 Maintenance Fee	1,190,980.00
4048 Special Assessment Bldg #5	14,895.45
<b>Total Income</b>	<b>1,205,875.45</b>
<b>GROSS PROFIT</b>	<b>1,205,875.45</b>
<b>EXPENSES</b>	
5000 ADMINISTRATIVE	60.00
5001 INSURANCE	5,760.02
5022 Legal Fees Services	13,766.00
5023 Accounting	17,397.60
5025 Audit and Taxes	5,000.00
5028 Office Supplies	1,878.94
5029 Bank Service Charges	8,852.14
5031 Subscriptions	4,990.40
6001 Management Fee	55,326.09
8011 Assembly Expenses	4,271.50
<b>Total 5000 ADMINISTRATIVE</b>	<b>117,302.69</b>
6000 Maintenance Services	
25001 Equipment and materials disbursements	106,827.90
6002 Private Security Service	153,399.52
6003 Pest Control	9,141.00
6004 Waste Disposal Service	6,047.26
6006 Elevator	15,049.68
7005 Elevator Replacement/Insp	1,250.00
<b>Total 6006 Elevator</b>	<b>16,299.68</b>
6007 Access Control	3,789.00
6008 Pool Maintenance	20,028.62
6012 A/C Maintenance	1,625.00
6013 Generator Maintenance	15,482.33
6015a Other Consulting Services	3,500.00
7001 General Repairs and Maintenance	349,216.45
<b>Total 6000 Maintenance Services</b>	<b>685,356.76</b>
<b>GENERAL MAINTENANCE</b>	
7009 Equipments and Materials	2,097.55
<b>Total GENERAL MAINTENANCE</b>	<b>2,097.55</b>
<b>MISCELLANEOUS EXPENSES</b>	
8001 Miscellaneous Expenses	-716.00
8003 Petty Cash Expenses	1,079.56
<b>Total MISCELLANEOUS EXPENSES</b>	<b>363.56</b>
<b>UTILITIES</b>	

	Total
5501 Electricity-Building	100,925.61
5503 Water-Building	44,221.39
5505 Telephones	4,293.16
5506 Internet	4,975.25
7014 Diesel - Generator	18,472.11
<b>Total UTILITIES</b>	<b>172,887.52</b>
<b>Total Expenses</b>	<b>978,008.08</b>
<b>NET OPERATING INCOME</b>	<b>227,867.37</b>
<b>OTHER INCOME</b>	
4043 Late Fees	43,089.34
4045 Interest Income	3,488.65
4047 Miscellaneous Income	10.00
4049 Employee Retention Credit Income	9,148.29
4050 Blink Network-EV Charging Stations	5,510.91
4051 Sale of Office Van	2,000.00
4052 AVI Stamps	75.00
8008 Bad Debt	25,461.69
<b>Total Other Income</b>	<b>88,783.88</b>
<b>OTHER EXPENSES</b>	
02 Common Areas (Propiedad)	
28700 Fire Alarm	300.00
Less Contribution to Reserve	59,581.80
Less Contribution to Special Maintenance Projects	19,860.60
<b>Total 02 Common Areas (Propiedad)</b>	<b>79,742.40</b>
9502 Project - Paint	19,627.72
9506 Unpaid Maintenance Fee	26,250.00
9507 Unpaid Late Fees	23,331.00
9508 Unpaid Insurance Payment	8,750.00
Other Miscellaneous Expense	4,624.73
<b>Total Other Expenses</b>	<b>162,325.85</b>
<b>NET OTHER INCOME</b>	<b>-73,541.97</b>
<b>NET INCOME</b>	<b>\$154,325.40</b>

Estas no son finanzas auditadas. Es posible que haya pagos pendientes que no se hayan aplicado al imprimir este informe.

These are not audited Financials. There might be outstanding payments that may have not been applied when printing this report.

# Balance financiero hasta la fecha 2023

## Financials Balance Sheet YTD 2023

### Balance Sheet

As of December 31, 2023

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
Cash	0.00
1001 BPPR - Operating 014169	138,243.36
1002 Petty Cash	2,000.00
CIMA CORPORATE CD	5,000.00
<b>Total Cash</b>	<b>145,243.36</b>
<b>Restricted Cash</b>	
1003 BPPR - Special Pojects Maintenance 061054	204,343.89
1021 BPPR - Reserve I 023603	190,612.13
1022 BPPR - Reserve II 023248	204,306.02
1023 BPPR - Reserve III 052091	100,304.68
<b>Total Restricted Cash</b>	<b>699,566.72</b>
<b>Total Bank Accounts</b>	<b>844,810.08</b>
<b>Accounts Receivable</b>	
1042 A/R - Maintenance	343,938.76
1054 Allowance for Doubtful Accounts	-234,952.16
<b>Total Accounts Receivable</b>	<b>108,986.60</b>
<b>Total Current Assets</b>	<b>953,796.68</b>
<b>Other Assets</b>	
1101 Prepaid Insurance	1,119.10
1101a Prepaid Insurance-late payment by customer	-0.82
<b>Total 1101 Prepaid Insurance</b>	<b>1,118.28</b>
1107 Deposits	600.00
<b>Total Other Assets</b>	<b>1,718.28</b>
<b>TOTAL ASSETS</b>	<b>\$955,514.96</b>

### LIABILITIES AND EQUITY

<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 Accounts Payable	26,575.98
<b>Total Accounts Payable</b>	<b>26,575.98</b>
<b>Credit Cards</b>	
1000 VISA 2302	-115.83
<b>Total Credit Cards</b>	<b>-115.83</b>
<b>Other Current Liabilities</b>	
2030 7% Professional Services	7,923.34
2035 Accrued Expenses	4,000.00

	<b>Total</b>
2050 Federal Unemployment Payable	-31.88
2055 PR Unemployment Payable	-200.88
2056 Insurance Payable-Residents	121,229.00
Deferred insurance proceeds	183,287.00
<b>Total Other Current Liabilities</b>	<b>316,206.58</b>
<b>Total Current Liabilities</b>	<b>342,666.73</b>
<b>Total Liabilities</b>	<b>342,666.73</b>
<b>Equity</b>	
3200 Unrestricted Net Assets	1,071,685.49
Restricted Net Asset	0.00
3001 Restricted Net Asset- I	185,694.71
3002 Restricted Net Asset - II	204,011.63
3003 Restricted Net Asset - III	102,267.35
3004 Huracan Maria - Deferred insurance proceeds	-1,105,136.35
<b>Total Restricted Net Asset</b>	<b>-613,162.66</b>
Net Income	154,325.40
<b>Total Equity</b>	<b>612,848.23</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$955,514.96</b>

Estas no son finanzas auditadas. Es posible que haya pagos pendientes que no se hayan aplicado al imprimir este informe.

These are not audited Financials. There might be outstanding payments that may have not been applied when printing this report.

	Actual Thru 10/31	Budget Thru 10/31	Act - Bud Thru 10/31
<b>Income:</b>			
Maintenance Fee	\$992,374	\$993,030	(\$656)
Late Fees	\$42,311	\$48,000	(\$5,689)
Interest Income	\$3,489	\$1,000	\$2,489
Miscellaneous Income	\$10	\$0	\$10
Blink network (NET ZERO)	\$4,630	\$1,750	\$2,881
Other Income	\$51,580	\$0	\$51,580
Gross Income:	\$1,094,394	\$1,043,780	\$50,615
<b>Expenses:</b>			
<b>Administrative</b>			
Insurance	\$5,760	\$3,500	\$2,260
General Manager Services	\$49,626	\$50,000	(\$374)
Accounting	\$15,998	\$15,000	\$998
Audit and Taxes	\$5,000	\$8,500	(\$3,500)
Legal Fees and Services	\$13,300	\$13,000	\$300
Office Supplies	\$1,879	\$2,000	(\$121)
Bank Service Charges	\$8,536	\$1,000	\$7,536
Telephones	\$4,117	\$750	\$3,367
Internet	\$4,688	\$1,417	\$3,272
IT Support and Services	\$0	\$3,000	(\$3,000)
Miscellaneous Consulting Services	\$0	\$20,833	(\$20,833)
Assembly Expenses	\$3,130	\$3,500	(\$371)
Activities / Events	\$0	\$3,900	(\$3,900)
Software Licenses	\$3,484	\$10,220	(\$6,736)
Other	\$360	\$0	\$360
Total Administrative	\$115,877	\$136,620	(\$20,743)
<b>Maintenance</b>			
General Maintenance Services	\$263,247	\$228,000	\$35,247
Landscape, Pool, Janitorial etc.			
Private Security Service	\$115,793	\$111,567	\$4,227
Pest Control	\$8,041	\$12,000	(\$3,959)
Waste Disposal	\$5,487	\$6,000	(\$513)
Elevator Maintenance	\$13,784	\$17,000	(\$3,216)
Access Control	\$3,789	\$4,210	(\$421)
Pool Repairs	\$18,049	\$32,000	(\$13,951)
A/C Maintenance	\$1,625	\$2,250	(\$625)
Security System Maintenance	\$0	\$1,000	(\$1,000)
Generator Maintenance	\$12,664	\$12,250	\$414
Equipment and Materials	\$107,437	\$85,000	\$22,437
Other Consulting Services	\$3,500	\$0	\$3,500
Miscellaneous Expenses	\$1,016	\$0	\$1,016
Total Maintenance	\$554,432	\$511,277	\$43,155
<b>Utilities</b>			
Electricity-Building	\$95,300	\$84,000	\$11,300

# Presupuesto aprobado vs Inversiones Actuales [YTD 10/31/23]

## Actuals vs Budget [YTD 10/31/23]

Water-Building	\$41,162	\$46,500	(\$5,338)
Diesel - Generator	\$17,781	\$11,600	\$6,181
Total Utilities	\$154,244	\$142,100	\$12,144
<b>Special Projects</b>			
Building crack repair and painting	\$66,091	\$0	\$66,091
Total Special Projects	\$66,091	\$0	\$66,091
<b>Other Expenses</b>			
Uncollectable Maintenance fees	\$26,250	\$37,500	(\$11,250)
Uncollectable Late Fees (10% + 1%)	\$23,331	\$33,333	(\$10,002)
Uncollectable Insurance Fees	\$8,750	\$12,500	(\$3,750)
Total Other Expenses	\$58,331	\$83,333	(\$25,002)
Total Expenses:	\$948,975	\$873,330	\$75,645
<b>Contribution to Reserves</b>			
Contribution to Special projects (10%)	\$14,895	\$79,442	(\$64,547)
Contribution to Reserve	\$49,652	\$89,373	(\$39,721)
Total Contribution to reserves	\$64,547	\$168,815	(\$104,268)
<b>Net Income</b>	<b>\$80,873</b>	<b>\$1,635</b>	<b>\$79,238</b>

- Note 1: These are one time events that should not be expected to recur in the future
- Note 2: Bank charges are down ~\$15k from previous years due to transition to Bill.com and no longer accepting credit card payment of bills. Bill.com charges a per transaction fee similar to Paypal and other payment systems. Budget estimate was unrealistic given the number of transactions by HOA
- Note 3: A consultant was not needed as a Committee member is doing the work at no charge
- Note 4: Savings primarily from the new access system at front gate
- Note 5: Half of this overage is due to the increase in the minimum wage mid-year resulting in an increase of 3k per month in the payments to Vega-Vega
- Note 6: Over \$63k of this is new security equipment installed by Metal Security Systems to improve coverage or replace broken equipment
- Note 7: To date, buildings 3 and 5 are complete, starting work on building 4
- Note 8: New management team is doing better than expected collecting HOA and other fees
- Note 9: Funds set aside for special projects are below budget by \$64k. The funds have been used to repair and paint buildings 3 & 5

**In Conclusion:**  
Net Income through 10/31 is \$79k ahead of budget, however, it includes \$39k that has not yet been contributed to reserves and \$51k of one-time income



# Informe de antigüedad de cuentas por pagar de Octubre

## October A/P Aging Report

DigiSign Verified - 6b748507-b2d0-43d1-ae77-df0933ce5737

Condominio: The Marbella Club Homeowners Association

Fecha: 10 de noviembre de 2023

Hoja de recibo de facturas de suplidores

Resumen de facturas: Esta hoja deberá de venir acompañada de las facturas pendientes de pago. Si alguna factura que no se va a pagar en el momento se incluirá y se anotará la razón en la columna de comentario. Las facturas que se van a pagar, se incluirán en la hoja de cotejo. Nota si se van a pagar varias facturas de un suplidor anotar las en la misma línea. Anotar de que cuenta se van a girar los cheques (R=regular) operational and special projects.

Suplidor	Total de la factura	# de factura	R O S	Si no se va a pagar anotar la razón. Anotar letra leyenda y fecha devuelta Ej: trabajo incompleto etc.	Numero de Cheque	Cantidad
1. Orlando Andino	\$1,250.00	1113950	R	No autorizado		\$1,175.00
2. José Cintrón	\$110.00	10-30-2023	R			\$99.00
3. José Cintrón	\$275.00	10-24-2023	R			\$247.50
4. José Cintrón	\$80.00	10-13-2023	R			\$72.00
5. José Cintrón	\$80.00	10-19-2023	R			\$72.00
6. José Cintrón	\$275.00	10-9-2023	R			\$247.50
7. José Cintrón	\$75.00	11-7-2023	R			\$67.50
8. Abner Castro	\$850.00	940539	R			\$807.00
9. Luis A. Pérez Santana	\$350.00	11-1-2023	R			\$350.00
10. JC Pool & Spa	\$1,980.00	INV680	R			\$1,782.00
11. Vega-Vega MS	\$22,311.00	Invoice 2023-10	R			\$22,311.00
12. EC Waste	\$560.17	0001497284	R			\$560.17
13. Cortes Industrial	\$770.00	40RI-44470	R			\$770.00
14. Cortes Industrial	\$1,250.00	40RI-44529	R			\$1,250.00
15. Cortes Industrial	\$798.00	40RI-44530	R			\$798.00
16. C R Electronics	\$95.00	2023-15774	R			\$85.50
17. C R Electronics	\$116.50	2023-15773	R			\$108.00
18. C R Electronics	\$741.90	2023-15653	R			\$726.90
19. Bluegreen Contractors	\$490.00	10-2023-27	R			\$441.00
20. BOOM Pest Control	\$750.00	INV #42428	R			\$675.00
21. Manage My Nest	\$1,411.92	15181	R	No pagar hasta analisis		\$1,270.13
22. JR Power Solution	\$300.00	608408	R			\$300.00
23. JR Power Solution	\$300.00	608414	R			\$290.00
24. Gonzalez & Morales Law	\$216.00	20230474	R			\$194.40
25. Sherwin Williams	\$1,937.26	5769-9	S			\$1937.26
26. Sherwin Williams	\$206.22	5412-6	S			\$206.22
27. DEYA Elevator Service	\$1,265.88	SV0167663	R			\$1,139.29
28. Mark Freeman	\$116.73	6185-3-8574-1048951-23.9	R	Reimbursement		\$116.73
29. Mark Freeman	\$26.87	011350535323 8566171	R	Reimbursement		\$26.87

Página 1 de 2

Mark Freeman 11/20/2023

Hely D' Mello 11/20/2023

DigiSign Verified - 6b748507-b2d0-43d1-ae77-df0933ce5737

Condominio: The Marbella Club Homeowners Association

Fecha: 10 de noviembre de 2023

Hoja de recibo de facturas de suplidores

30. Mark Freeman	\$17.65	004125410706 03158292	R	Reimbursement		\$17.65
31. Mark Freeman	\$61.22	362203106703	R	Reimbursement		\$61.22
32. Mark Freeman	\$15.93	6185-3-9651-1050175-23.10.1	R	Reimbursement		\$15.93
33. Tactical Dynamics Force	\$17,253.36	MCH-10312023 C1	R			\$15,528.02
34. Tactical Dynamics Force	\$1,901.12	MCH-10312023 PA	R			\$1,711.01
35. Icon Management LLC	\$5,700.00	6555	R			\$5,700.00
36. RGL Contractor	\$2,800.00	62091	S			\$2,800.00
37. RGL Contractor	\$1,767.20	62086	S			\$1590.48
38. RGL Contractor	\$1,820.00	62087	S			\$1638.00
39. RGL Contractor	\$1,565.60	62079	S			\$1409.04
40. Paula López	\$148.94		R	Reimbursement		\$148.94
41. Soluciones Parlamentarias Inc.	\$250.00	182-23	R			\$250.00
42. PDM Utility Corporation	\$566.83	180595	R			\$566.83
43. PDM Utility Corporation	\$566.83	180598	R			\$566.83
44. PDM Utility Corporation	\$80.81	180592	R			\$80.81
45. PDM Utility Corporation	\$431.21	180593	R			\$431.21
46. PDM Utility Corporation	\$566.83	180597	R			\$566.83
47. PDM Utility Corporation	\$567.03	180594	R			\$567.03
48. PDM Utility Corporation	\$279.72	180599	R			\$279.72
49. LRPSC	\$1,400.00	18755	R			\$1260.00

**Nota:**  
Las facturas recientes se encuentran en el Excel.  
**Balance cuenta regular: \$** \_\_\_\_\_  
**Balance cuenta huracán \$** \_\_\_\_\_  
**\*\*Estos balances no contemplan los cheques en transferencia\*\***

Firma del Administrador: María Del Pilar López Ramos

Recibido por: \_\_\_\_\_ Fecha: \_\_\_\_\_

Mark Freeman 11/20/2023

Hely D' Mello 11/20/2023

Página 2 de 2



# Informe de antigüedad de cuentas por pagar de Septiembre

## October A/P Aging Report

contd.....



### The Marbella Club Homeowners Assoc., Inc. A/P Aging Detail As for November 15, 2023

Date	Transaction Type	Num	Vendor	Due Date	Amount	Open Balance
11/15/2023	B#	180594	PDM UTILITY CORP	11/15/2023	567.03	567.03
11/15/2023	B#	180597	PDM UTILITY CORP	11/15/2023	566.83	566.83
11/15/2023	B#	180595	PDM UTILITY CORP	11/15/2023	566.83	566.83
11/15/2023	B#	180598	PDM UTILITY CORP	11/15/2023	566.83	566.83
11/15/2023	B#	180593	PDM UTILITY CORP	11/15/2023	431.21	431.21
11/15/2023	B#	180599	PDM UTILITY CORP	11/15/2023	279.72	279.72
11/15/2023	B#	180592	PDM UTILITY CORP	11/15/2023	80.81	80.81
11/15/2023	B#	2023-10	VEGA-VEGA MAINTENANCE SERVICES, INC.	11/25/2023	22,311.00	22,311.00
11/15/2023	B#	MCH-10312023 - C1	TACTICAL DYNAMICS FORCE INC	11/25/2023	15,528.02	15,528.02
11/15/2023	B#	6555	ICON Management, LLC	11/25/2023	5,700.00	5,700.00
11/15/2023	B#	20230925-001	Mark Freeman	11/25/2023	2,785.00	2,785.00
11/15/2023	B#	BNV0680	DBA-JC POOL & SPA SERVICES	11/25/2023	1,782.00	1,782.00
11/15/2023	B#	MCH-103112023 - PA	TACTICAL DYNAMICS FORCE INC	11/25/2023	1,711.01	1,711.01
11/15/2023	B#	15181	MACKAY ENTERPRISES, LLC.	11/25/2023	1,270.73	1,270.73
11/15/2023	B#	18755	LR CPA PSC	11/25/2023	1,260.00	1,260.00
11/15/2023	B#	4CR1-44529	CORTES INDUSTRIAL ORGANIZATION	11/25/2023	1,250.00	1,250.00
11/15/2023	B#	SV0167863	DEYA ELEVATOR SERVICE, INC.	11/25/2023	1,139.29	1,139.29
11/15/2023	B#	<del>5113956</del>	<del>GRANDBO-ABNDO</del>	<del>11/25/2023</del>	<del>1,175.00</del>	<del>1,175.00</del>
11/15/2023	B#	4CR1-44530	CORTES INDUSTRIAL ORGANIZATION	11/25/2023	798.00	798.00
11/15/2023	B#	4CR1-44470	CORTES INDUSTRIAL ORGANIZATION	11/25/2023	770.00	770.00
11/15/2023	B#	940539	ABNER A. CASTRO RODRIGUEZ	11/25/2023	807.00	807.00
11/15/2023	B#	2023-15653	CR ELECTRONICS INC.	11/25/2023	726.90	726.90
11/15/2023	B#	42428	BOOM PEST CONTROL	11/25/2023	675.00	675.00
11/15/2023	B#	1497284	EC WASTE	11/25/2023	560.17	560.17
11/15/2023	B#	10-2023-27	BLUEGREEN CONTRACTORS, INC	11/25/2023	441.00	441.00
11/15/2023	B#	1-11-2023	LUIS A. PEREZ SANTANA	11/25/2023	350.00	350.00
11/15/2023	B#	608408	JOSE A. ROSADO	11/25/2023	300.00	300.00
11/15/2023	B#	608414	JOSE A. ROSADO	11/25/2023	290.00	290.00
11/15/2023	B#	182-23	SOLUCIONES PARLAMENTARIAS	11/25/2023	250.00	250.00
11/15/2023	B#	15-24-2023	JOSE CINTRON PLUMBING	11/25/2023	247.50	247.50
11/15/2023	B#	15-09-2023	JOSE CINTRON PLUMBING	11/25/2023	247.50	247.50
11/15/2023	B#	20230474	GONZALEZ & MORALES LAW OFFICES, LLC.	11/25/2023	194.40	194.40
11/15/2023	B#	08-31-2023	Paula Lopez	11/25/2023	148.96	148.96
11/15/2023	B#	6185-3-8574-1048951-2	Mark Freeman	11/25/2023	116.73	116.73
11/15/2023	B#	2023-15773	CR ELECTRONICS INC.	11/25/2023	108.00	108.00
11/15/2023	B#	10-30-2023	JOSE CINTRON PLUMBING	11/25/2023	99.00	99.00
11/15/2023	B#	2023-15774	CR ELECTRONICS INC.	11/25/2023	85.50	85.50
11/15/2023	B#	10-13-2023	JOSE CINTRON PLUMBING	11/25/2023	72.00	72.00
11/15/2023	B#	10-19-2023	JOSE CINTRON PLUMBING	11/25/2023	72.00	72.00
11/15/2023	B#	11/7/2023	JOSE CINTRON PLUMBING	11/25/2023	67.50	67.50
11/15/2023	B#	11-11-2023	Mark Freeman	11/25/2023	61.22	61.22
11/15/2023	B#	0113505353238596171	Mark Freeman	11/25/2023	26.87	26.87
11/15/2023	B#	11-11-2023	Mark Freeman	11/25/2023	17.65	17.65
11/15/2023	B#	11/12/2023	RESERVA I	11/25/2023	1,986.23	1,986.23
11/15/2023	B#	11/12/2023	RESERVA II	11/25/2023	1,986.23	1,986.23
11/15/2023	B#	11/12/2023	RESERVA III	11/25/2023	993.03	993.03
11/15/2023	B#	11/12/2023	SPECIAL PROJECTS	11/25/2023	4,965.15	4,965.15
11/15/2023	B#	11-11-2023	Mark Freeman	11/25/2023	15.93	15.93
<b>Total</b>					<b>\$ 76,460.78</b>	<b>\$ 76,460.78</b>

DO NOT PAY

### The Marbella Club Homeowners Assoc., Inc. A/P Aging Detail As for November 15, 2023

Date	Transaction Type	Num	Vendor	Due Date	Amount	Open Balance
11/15/2023	B#	5769-9	Sherwin Williams	11/25/2023	1,937.26	1,937.26
11/15/2023	B#	5412-6	Sherwin Williams	11/25/2023	206.22	206.22
11/15/2023	B#	62091	RGL Contractor	11/25/2023	2,800.00	2,800.00
11/15/2023	B#	62086	RGL Contractor	11/25/2023	1,590.48	1,590.48
11/15/2023	B#	62087	RGL Contractor	11/25/2023	1,638.00	1,638.00
11/15/2023	B#	62079	RGL Contractor	11/25/2023	1,409.04	1,409.04
11/15/2023	B#	62101	RGL Contractor	11/25/2023	1,495.44	1,495.44
11/15/2023	B#	62100	RGL Contractor	11/25/2023	690.88	690.88
<b>Total</b>					<b>\$ 11,767.32</b>	<b>\$ 11,767.32</b>





# Nueva Señalización New Signage



Nuevos anuncios para reemplazar los anuncios ya deteriorados existentes en propiedad

New vibrant signage has now replaced deteriorated existing signage on property.

Hemos asignado 10 plazas de aparcamiento para contratistas y personal de servicio.

Por favor, notifique a sus contratistas / personal de servicio de los lugares asignados designados. De este modo, nuestros residentes tendrán prioridad para aparcar cerca de sus edificios.

Para todas entregas se le otorgara un permiso en caseta de seguridad.  
(Esto nos alludara a mantener saludables nuestros elevadores y entradas )

La patrulla de seguridad se encargará de hacer cumplir esta norma.  
Gracias por su colaboración.

We have assigned 10 dedicated parking spots for contractors/service personnel.

Kindly notify your contractors/service personnel of the assigned designated spots.  
This will ensure our residents have priority parking spaces close to their buildings.

All delivery services will get a voucher at security entrance.

This will ensure the health and cleanliness of our elevators and entrances.

Security patrol will be enforcing inspections for this matter.

Thank you for your cooperation.



**Contratista/Personal de servicio Aparcamiento designado**

Contractor/Service Personnel Designated Parking

# Fase 1. Reparación y sellado de grietas

## Phase 1. Crack Repair and Sealing

Edificio 5 - Todas las grietas exteriores reparadas y selladas.

Edificio 3-Todas las grietas exteriores reparadas y selladas.

El plan es trasladarse al Edificio 4 ya que hubo una reclamación de seguro por daños causados a su unidad por un residente en el edificio 4 debido a grietas en el exterior del edificio. El residente reclama \$25K en daños.

Building 5 - All exterior Cracks Repaired and Sealed.

Building 3-All Exterior Cracks Repaired and Sealed.


Plan is to move to Building 4 as there was an insurance claim of damages by a resident in building 4 caused to his unit due to cracks on the exterior of the building. The resident is claiming \$25K in damages.





## 2022 Auditoría financiera

## 2022 Financials Audit

 **Xavier Torres** Nov 28  
To Kermit Lucena, You, Raymond Perez, +2 ...

Good evening, I hope you are doing good and enjoying your holidays.

I write to let you know we are waiting for the documents that support the \$30,000 that are pending to identify.

We are waiting for your feedback.

Regards,

Xavier Torres Gómez, MBA, Auditor  
B. Bravo & Company CPAs, PSC  
PO Box 362134  
San Juan, PR 00936-2134  
[xavier@bbravocpa.com](mailto:xavier@bbravocpa.com)  
Cel. 787-654-6766  
Tel. 787-759-6657  
Fax: 787-759-6638  
GPS: [18°21'47.19\"N, 66°32'4.35\"W](https://www.google.com/maps/place/18°21'47.19\)

or click on coordinates to map location

**CONFIDENTIALITY NOTE:** This electronic transmission contains information belonging to B. Bravo & Company Certified Public Accountants and Consultants, PSC., which is confidential. If you have received this transmission in error, please notify by telephone (787-764-4805) or by replying by electronic mail and promptly destroy the original transmission. You are

## 2022 Auditoría financiera

## 2022 Financials Audit Update November 2023

< ... 🗑️ 📁

 **Candy M. Baez** Nov 29  
To Kermit Lucena, Xavier Torres, You, +3 ...

 **OneDrive\_1\_9-8-2023**  
ZIP - 3.8 MB

 **20220925-stateme**  
PDF - 350 KB

📎 8 attachments (6.9 MB)

See attached.

Best Regards,

**Candy M. Báez**  
Accountant



PO Box 2304  
Guaynabo, PR 00970-2304

Phone [787-793-9393](tel:787-793-9393)

**CONFIDENTIALITY NOTE:** The text and documents accompanying this electronic mail are intended only for the use of the individuals or entities named above. If you are not one of the intended recipients, you are hereby notified that any disclosure, copying, distribution or the

A nuestros auditores les faltaban 30.000 dólares en recibos de 2022. Que los recibos fueron presentados por nuestros contadores a nuestros auditores el **miércoles 11/29/23**

Our auditors were missing \$30K in receipts for 2022. That receipts were submitted by our accountants to our auditors on Wednesday 11/29/23

Gracias por tener mucha paciencia con nuestros auditores mientras trabajan diligentemente para completar nuestra auditoría de 2022.

Thank you or being very patient with our auditors as they work diligently in getting our 2022 audit completed.

# Gravámenes sobre las unidades que se retrasan en el pago de sus cuotas HOA

## Liens on Units that are late on their HOA dues



THE MARBELLA CLUB HOMEOWNERS ASSOC., Inc.							
A/R Aging Summary							
As of December 1, 2023							
	Current	1 - 30	31 - 60	61 - 90	91 and over	Total	Facturacion 1%
Building 1- Second Floor	\$ 444.00	\$ 517.69	\$ 488.40	\$ 531.66	\$ 1,909.20	\$ 3,890.95	\$ 38.91
Building 1- Third Floor	\$ 840.00	\$ 1,468.70	\$ 840.00	\$ 1,370.99	\$ 43,775.30	\$ 48,294.99	\$ 482.95
Building 1- Fifth Floor	\$ 438.00	\$ 1,232.28	\$ 438.00	\$ 1,859.97	\$ 68,326.27	\$ 72,294.52	\$ 722.95
Building 3- Fifth Floor	\$ 716.00	\$ 787.60	\$ 787.60	\$ 787.60	\$ 1,851.20	\$ 4,930.00	\$ 49.30
Building 4- Second Floor	\$ 658.00	\$ 658.00	\$ 658.00	\$ 658.00	\$ 2,632.00	\$ 5,264.00	\$ 52.64
Building 4- Second Floor	\$ 727.00	\$ 25.45	\$ 799.70	\$ 799.70	\$ 945.10	\$ 3,296.95	\$ 32.97
Building 4- Second Floor	\$ 638.00	\$ 810.63	\$ 701.80	\$ 895.46	\$ 9,285.58	\$ 12,331.47	\$ 123.31
Building 4-Fifth Floor	\$ 580.00	\$ 1,542.00	\$ 638.00	\$ 2,400.34	\$ 87,361.33	\$ 92,521.67	\$ 925.22
<b>TOTAL</b>	<b>\$ 5,041.00</b>	<b>\$ 7,042.35</b>	<b>\$ 5,351.50</b>	<b>\$ 9,303.72</b>	<b>\$ 216,085.98</b>	<b>\$ 242,824.55</b>	<b>\$ 2,428.25</b>
Friday, Dec 01, 2023 08:56:12 AM GMT-8							

Por favor, vea el informe adjunto de envejecimiento de las unidades que no han pagado sus cuotas HOA. Hemos acumulado más de \$240K en cuotas pasadas.

Desafortunadamente, esto es algo que hemos heredado de las administraciones anteriores.

Hemos contratado a un bufete de abogados que se especializa en la presentación de gravámenes. Efectivo 12/5/23, nuestro administrador junto con nuestro abogado iniciara el proceso legal de la aplicación de gravámenes sobre estas unidades.

Please see attached Aging report of units that have failed to pay their HOA dues. We have accumulated over \$240K in past dues.

Unfortunately, this is something we have inherited from the previous administrations.

We have retained a law firm that specializes in filing liens. Effective 12/5/23, our administrator along with our attorney will initiate the legal process of implementing liens on these units.

\*Para proteger la privacidad y evitar animosidad entre titulares hemos removido de este reporte el nombre y número de sus unidades .

\*To protect the privacy of the unit owners and keep a friendly enviroment we have removed the name and unit number from the report.

# Aviso de corte de suministro de 15 días a las unidades que no paguen las cuotas del Seguro.

## 15-Day Utility Shut-Off Notice to Units that are in default on Insurance dues

Tenemos unidades que NO han pagado sus cuotas de seguro. Dos Valles ha hecho numerosos intentos de cobro, pero sin éxito.

Esto deja a esta administración sin otra opción que enviar avisos de suspensión de servicios públicos de 10 días a estas unidades.

Los avisos van a salir 12/5/23. Los servicios serán suspendidos el 15/12/23.

Por favor, póngase en contacto con nuestro corredor de seguros, Dos Valles para evitar el corte de servicios públicos.

Si estos propietarios no pagan sus cuotas, la comunidad es responsable de pagar sus cuotas para evitar la cancelación de nuestra póliza de seguro.

We have units that have NOT paid their insurance dues. Dos Valles have made numerous collection attempts but with no success.

It leaves this administration with no other option BUT to send out 10-day utility shut-off notices to these units.

The notices are going out 12/5/23. Utilities will be sbhut off 12/15/23.

Please reach out to our insurance broker, Dos Valles to prevent utility shut-off.

If these unit owners fail to pay their dues, the community is responsible to pay their dues to prevent cancellation of our Insurance policy.



## Limpieza básica

Por favor, sea cortés con sus vecinos y recoja los excrementos de sus mascotas.



Todos los escombros de construcción DEBEN SER removidos fuera de la propiedad por sus contratistas.

Escombros de mudanzas y CONSTRUCCIÓN no se puede dejar cerca de nuestros contenedores de basura para nuestra comunidad disponer de esto.

\*Es por esto sumamente nesesario adaptarse a los reglamentos de permisologia y la enseñanza que nos brinda.



## Basic Housekeeping

Please be courteous to your neighbors and pick up after your pets.

All Construction debris **MUST BE** removed out of property by your contractors.

Construction/moving debris **CANNOT** be left near our dumpsters for our community to dispose of.

\*It is extremely important to adopt the rules and regulations of construction permitting process that is implemented at Marbella.

# Social Committee

# Comite Social

## Holiday Decorations

- Thank you Miriam Nieves Alvarez, Elizabeth Rivera, Mark Zahorik, Clif D'Mello, Hely D'Mello for volunteering your time in decorating Marbella.
- Due to our limited décor budget, we appreciate any donations

## Holiday Party

- We are seeking volunteers to assist with our annual holiday party scheduled for Saturday, December 9<sup>th</sup>, 2023 at 6:00 pm at the PHA.



## Decoración Navideña

- Gracias Miriam Nieves Alvarez, Elizabeth, Mark Zahorik, Clif D'Mello, Hely D'Mello para el voluntariado de su tiempo en la decoración de Marbella.
- Dada a la limitacion de presupuesto para decoracion estamos aceptando donaciones

## Fiesta Navideña

- Estamos buscando voluntarios para ayudar con nuestra fiesta anual de vacaciones programada para el sábado, 9 de diciembre de 2023 a las 6:00 pm en la PHA.

Si desea ser voluntario, comuníquese con Mark Freeman en [Mark@MarBellaClubPR.com](mailto:Mark@MarBellaClubPR.com)  
If you would like to Volunteer, Please reach out to Mark Freeman at [Mark@MarBellaClubPR.com](mailto:Mark@MarBellaClubPR.com)

# Legal Affairs

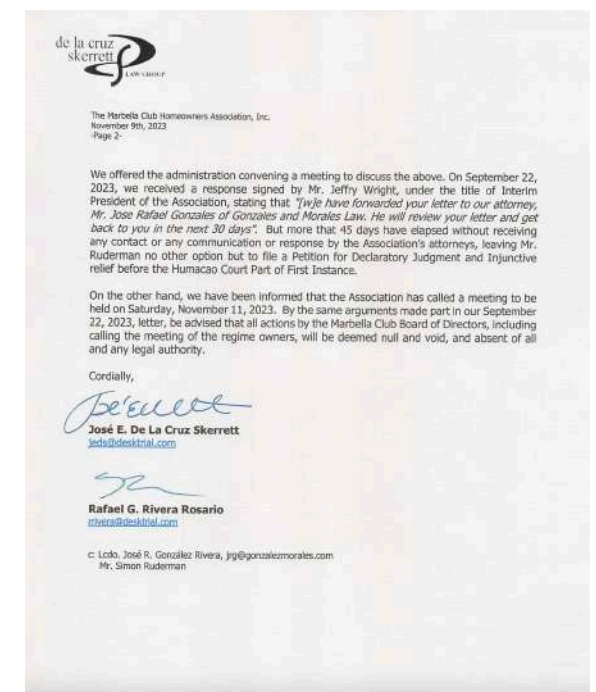
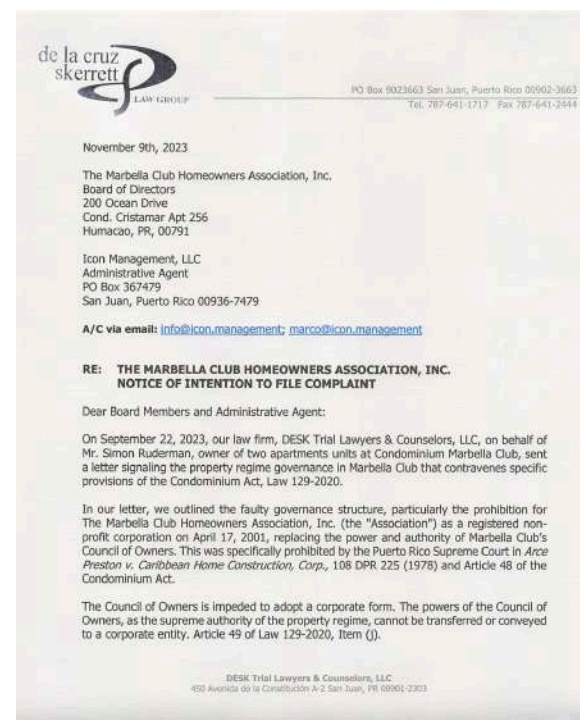
# Asuntos legales

## Estatus a la preocupacion legal:

Se trata de las reglas de gobernacion y formacion de regimenes en Marbella, versus leyes de escritura 85 y leyes de condominios en Puerto Rico. Nuestro buffete de abogados esta diligentemente trabajando la contestacion en discucion, con especialistas en el campo. Esperamos muy pronto tener una resolucio clara al tema.

## Status update:

Legal concern has been raised regarding the governance rules and regimes for Marbella, our By-Laws, Deed 85 and Puerto Rico Condo law. Our attorneys are diligently working on this subject and are in discussion with outside (opposing) counsel specialists in the field. We are hoping to have a resolution soon.



# Muy pronto...

## Coming Soon...2024

- ❖ Plataforma de Redes Sociales “Oficial” de Marbella Club
  - ❖ “Official” Marbella Club Social Media Platform
- ❖ Nuevas sombrillas de piscina
  - ❖ New Pool Umbrellas
- ❖ Cabañas
  - ❖ Cabanas
- ❖ Camas de día
  - ❖ Day Beds
- ❖ Lavado a presión de garajes en los edificios 4 y 5.
  - ❖ Power Washing of Garages in Building 4 and 5
- ❖ Rampas ADA hacia la playa
  - ❖ ADA Ramps to the Beach





# RESERVA LA FECHA SAVE THE DATE

## Fiesta Anual

Vestimenta: Business Casual

Fecha: Sábado, 9 de diciembre de 2023

Hora: 6:00pm

Lugar: PHA (entrada Buena vista)

Hora del cóctel 6:00pm-7:00pm

Cena 8:00pm-9:00pm

Música y baile 9:00pm-11:00pm

Barra libre toda la noche

## Annual Holiday Party

Attire: Business Casual

Date: Saturday, December 9<sup>th</sup>, 2023

Time: 6:00pm

Location: PHA (Buena vista entrance)

Cocktail Hour 6:00pm-7:00pm

Dinner 8:00pm-9:00pm

Music and Dance 9:00pm-11:00pm

Open Bar All Night

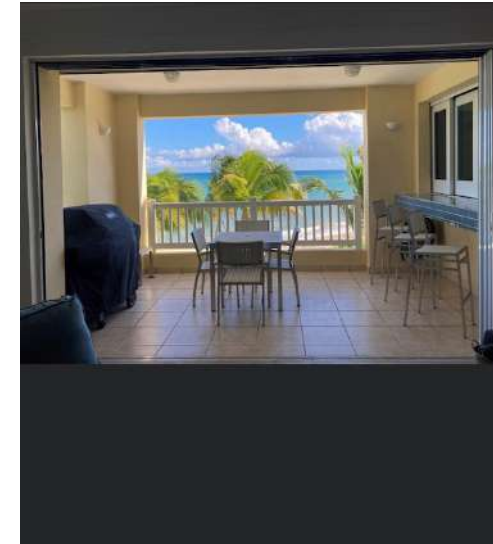
# Clasificados....

# Classifieds ....

Marbella Club 342 For Sale.  
\$1,695,000.00

4Bed/3Bath

Contact Daryl Nelson at 970-6902867



Si desea anunciarse en nuestro boletín, envíe su solicitud por correo electrónico a: [Manager@MarbellaClubPR.com](mailto:Manager@MarbellaClubPR.com)

If you would like to advertize in our newsletter, please email your request to: [Manager@MarbellaClubPR.com](mailto:Manager@MarbellaClubPR.com)