

THE SEAHORSE

El Caballito del Mar

November 2007

On behalf of all the Mykonos homeowners I would like to extend a hearty WELCOME to our new homeowners: David and Ling Toews (404B) and Thelma Box(503C). Please ENJOY your time at Mykonos and the next time you arrive at Mykonos please stop in at the Administrator's office and meet Olga and Miguel who will acquaint you with Mykonos procedures.

I just recently returned home after a brief 10 day stay at Mykonos and I must say that I was pleased upon my arrival there. The new paving, which was long overdue, in the parking area is looking absolutely fantastic, as is the new paint job to Building "B", which was also just recently completed. The Palapa area by the upper pool has been filled in, is looking great, and now gives some much needed extra space for lounging in the pool area. The BBQ area by the beach pool and the deck area around the upper pool has been repaired and looks good. The gym is also looking top notch and professional with the newly added weight machine. All of the projects that we had scheduled have been completed, with three exceptions. The new terrace railings on Building "C", completion of the Zofemat (beachfront) permit, and the sewage treatment

plant permit. This is disappointing but we hope to have these three items completed by the homeowners' meeting in February.

We have basically the same staff as we had a year ago with only some very minor turnover of the cleaning people. I have to say that our administrators, Miquel and Olga, have done a relatively good job over the summer months keeping things on track, retaining our staff in a highly competitive labor market, and completing most of the scheduled projects on time, in spite of having to take time to tend to both the preparation and cleanup resulting from hurricane activity.

The trees and plants on the grounds have taken a bit of a beating and are now in the process of restoring themselves to their natural beauty. Some exterior paint on the "C" building terraces has peeled off as well and will have to be prepped and repainted. We had to cut down and remove the big palm tree beside the lower jacuzzis because the root system was lifting the concrete around the edge of the lower pool and there would have been extensive damage caused over time had we not removed it.

The new galvanized terrace railings for Building "C" arrived in early

October almost two months later than planned and consequently, the new railings will most likely have to be installed during high season. Our staff will start the installation on the west side of the building and it would be best to have the condo vacant during the installation, due to the fact that during installation there will be a time period when no railing will be present. It should also be noted that it will take some time for the new cement, which is used to anchor the new railings, to dry. It should take about one day per condo to change the railings and the work will be completing one condo at a time. We have enough railings to complete approx 1/2 of the building so please let Olga know when it would be best to do your condo. You or your property manager will have to arrange access for the crew. The new railings should last for many years because they have been galvanized and then powder coated. In order to avoid rust, it is very important not to penetrate these two layers of protection by scratching or chipping. The front of building "C" has the worst railings of anywhere in Mykonos because they were never properly prepped and they have the salty south wind blowing on them everyday. This has taken a toll over the last 8 years. Once the total front of building "C" is completed over the next year or two, the other railings throughout Mykonos will be evaluated.

If you rent your unit or are planning any renovation, please review the procedures put in place

last year. If you don't have a copy of these procedures, Olga can provide them for you. Following them is of prime importance to keep Mykonos a safe, enjoyable and relaxing place to be.

Everyone should be reminded that during hurricane season, it is important to have everything taken in off your terrace in order to reduce the probability of damage to your, or your neighbors', condo.

Included with this edition of the Seahorse are the year-to-date financials through October. We are on budget for the year.

Our annual meeting will be held off site this year, and it is scheduled to begin the morning of Feb 8/08. Everyone will be informed of the location. A poolside fiesta will be held at Mykonos after the meeting

YOUR INPUT AND INVOLVEMENT IS VERY IMPORTANT TO THE EFFECTIVE MANAGEMENT OF YOUR RESORT. Please consider getting involved and contributing some time. If you are interested in being involved, please let any committee member know. We will need additional members for the 2008 Committee and we'd like to get names on the proxy and ballot forms that will be mailed to the Owners next month. Please give serious consideration towards helping out in some way.

During my recent stay at Mykonos I noticed a homeowner letting her pet do its "business" on the grass right beside the entrance to the

building - she did clean it up.
PLEASE take your pets to the beach area (far away from our beach access stairs) to do their business, and as a common courtesy, PLEASE clean up after your pet. Thanks for your cooperation regarding this matter.

Our last Seahorse in May/07 suggested ways to raise additional funds for the homeowners to offset our ever increasing operating costs. We received no feedback on the suggestions so please consider them again and submit any suggestions you may have. This is a very important issue. Past editions of The Seahorse are posted on the Mykonos website, along with budget information, homeowners meeting minutes and homeowner contact information. I would very much encourage all Owners to review this information because there are some important issues that you should be aware of.

Ted and Gert Balfe sold their condo (503C) in September and as a result Ted can no longer serve on our Homeowner's Committee. Ted did an excellent job as a Committee member and on behalf of the Committee, I would like to thank him for his very diligent efforts. It is within our bylaws for the Committee to appoint another member and consequently this was discussed with Cindy Tran (601B), who has agreed to serve on our board as an interim member. We welcome Cindy and look forward to working with her -- I am sure that she will add lots of new energy and ideas on how we can make Mykonos a better place.

It was reported that a woman was recently assaulted in the El Zelate parking lot. This is a beautiful place, but as anywhere else it's important to be alert and aware of your surroundings.

The fourlane to Cabo has changed in the area of Chileno beach. The new road is farther from the coast with an access road that runs to the beach.

There are also traffic lights and stop signs in the gloriotta in front of Mega but it's still a potentially dangerous place because only some of the cars stop, so drive with caution!

I think that about covers the Mykonos news so in closing I would like to wish everyone a very happy and relaxing season at Mykonos. See you soon.

Ken Campbell, Chairman, Mykonos HOA