

ORDINARY GENERAL ASSEMBLY OF THE
"ASSOCIATION OF RESIDENTS, PROPERTY OWNERS, AND TRUSTEES OF PUERTO
AVENTURAS A.C."

In the city of Puerto Aventuras, Municipality of Playa del Carmen, Quintana Roo, at nine o'clock on March 29, 2025, the members of the "ASSOCIATION OF RESIDENTS, PROPERTY OWNERS, AND TRUSTEES OF PUERTO AVENTURAS A.C." gather at the events hall of PA Beach Club & Hotel, located at Punta Celis, Lot 4, Block 24, Map 1, in Puerto Aventuras, Quintana Roo, ZIP Code 77733. Notice was given of the first call; however, as the required quorum was not met according to the bylaws, the meeting was declared void in the first call. Therefore, a second call was issued for the same day, at the same location, at 9:15 a.m., which was also declared void due to lack of quorum. A THIRD call was then made for the same March 29 at 9:30 a.m., and the assembly was called to order with the duly accredited members and representatives present.

AGENDA

1. APPOINTMENT OF TELLERS AND VERIFICATION OF QUORUM.
2. DECLARATION THAT THE ASSEMBLY IS LEGALLY CONSTITUTED IN ACCORDANCE WITH THE ASSOCIATION'S BYLAWS.
3. ADDRESS BY THE PRESIDENT OF THE BOARD OF DIRECTORS OF THE ASSOCIATION.
4. PRESENTATION OF THE FINANCIAL REPORT FOR THE 2024 FISCAL YEAR.
5. PRESENTATION, DISCUSSION, AND, WHERE APPROPRIATE, APPROVAL OF THE AUDIT RESULTS FOR THE ASSOCIATION'S ACCOUNTS AT THE CLOSE OF 2024.
6. PRESENTATION OF THE WORK PLAN FOR THE 2025 FISCAL YEAR.
7. PRESENTATION, DISCUSSION, AND, WHERE APPROPRIATE, APPROVAL OF THE 2025 EXPENSE BUDGET AND MAINTENANCE FEES TO COVER IT.
8. PRESENTATION OF SPECIAL PROJECTS.
9. PRESENTATION, DISCUSSION, AND, WHERE APPROPRIATE, APPROVAL OF GENERAL MATTERS.
- 9.1 TIME FOR MEMBERS TO PRESENT GENERAL MATTERS.
10. APPOINTMENT OF THE PERSON RESPONSIBLE FOR DRAFTING THE MINUTES OF THE ASSEMBLY AND THE PERSON WHO WILL APPEAR BEFORE THE NOTARY TO FORMALIZE THE MINUTES.
11. CLOSURE OF THE ASSEMBLY.

1.- The President of the Assembly, Mr. Alfonso Serrano Gómez, hereinafter referred to as "The President," asks those present to volunteer to act as tellers during the voting processes of the Ordinary General Assembly. In response, Ms. Leliet Duschkin Martin, Mr. Pablo Seguí Vizcaíno, and Mr. Arturo Zavala volunteered. Their nominations were submitted to the General Assembly and, as there was no opposition, Ms. Leliet Duschkin Martin, Mr. Pablo Seguí Vizcaíno, and Mr. Arturo Zavala were appointed as tellers one, two, and three, respectively, and will hereinafter be referred to as "The Tellers."

"The President" requests "The Tellers" to verify the quorum for the assembly. A total of 3,600.5 votes (three thousand six hundred and one-half votes) were confirmed, thus allowing the meeting to proceed.

2.- "The President" declares that, at 9:40 a.m. on March 29, 2025, the Ordinary General Assembly of the ASSOCIATION OF RESIDENTS, PROPERTY OWNERS, AND TRUSTEES OF PUERTO AVENTURAS A.C. is formally constituted, having complied with the Association's bylaws.

3.- "The President" delivers an address to the General Assembly.

4 & 5.- “The President” gives the floor to the Treasurer, Mr. Andrew James Devlyn Porras, Treasurer of Puerto Aventuras, who presents the financial report for the 2024 fiscal year, highlighting a 24% increase in recurring income and total expenses 7.8% above budget. Financial challenges are discussed, including inflation, the increase in the minimum wage, and unforeseen expenses in maintenance and technology. The recovery of overdue dues and the reduction in construction fees are mentioned, as well as the installation of security cameras and the upcoming elimination of the loan repayment fund.

Hoja de Balance/Balance Sheet Report Puerto Aventuras (MXP)

As of December 31, 2024

Assets

Caja Operar/Operating Cash	Balance Dic 31, 2024	Balance Nov 30, 2024	Change
10113 - BBVA-Operativa/Operating MN-806	8,232,594.61	3,117,310.00	5,115,284.61
10116 - BBVA-Operativa/Operating MN-8643	93,330.06	25,267.10	68,062.96
10117 - BBVA-Operativa/Operating MN-3976 Coven	6,114.42	8,149,605.88	(8,143,491.46)
10120 - BBVA-Operativa/Operating USD-268	3,215,218.16	3,223,729.91	(8,511.75)
10130 - PPB-Operativa/Operating USD-1200	210,634.54	128,955.04	81,679.50
10901 - Caja Chica/Petty Cash	14,957.43	14,957.43	0.00
Total Caja Operar/Operating Cash	11,772,849.22	14,659,825.36	(2,886,976.14)
Caja Otras/Other Cash			
10114 - BBVA-Fondo de Ahorro/Employee Sav MN-	151,883.83	436,507.84	(284,624.01)
10310 - Actinver Inversión MN/Actinver Inv. MN	33,673.17	33,434.21	238.96
10320 - Actinver Inversión USD/Actinver Inv. USD	82,683.24	82,519.98	163.26
10330 - CI Casa del Bolsa Inversión MN/ CI Casa	1.65	1,040,472.27	(1,040,470.62)
Total Caja Otras/Other Cash	268,241.89	1,592,934.30	(1,324,692.41)
Cuentas Por Cobrar/Accounts Receivable			
11206 - Otros Deudores Diversos	2,198.38	2,198.38	0.00
Total Cuentas Por Cobrar/Accounts Receivable	2,198.38	2,198.38	0.00
 Otro Activo Circulante/Current Assets			
16130 - Deposito/Deposits	25,774.00	25,774.00	0.00
Total Otro Activo Circulante/Current Assets	25,774.00	25,774.00	0.00
Activo Fijo/Fixed Assets			
17010 - Terrenos/Land	124,096.00	124,096.00	0.00
17020 - Edificios/Buildings	3,164,438.00	3,164,438.00	0.00
17030 - Eq. de Transporte/Transportation equi	3,623,487.76	3,623,487.76	0.00
17040 - Eq. de Vigilancia/Surveillance equipment	2,823,843.70	2,823,843.70	0.00
Owners' Equity Patrimonio Neto/Equity			
45100 - Rdo Ejerc Anteriores/Retained Earnings	1,051,424.49	890,444.77	160,979.72
Total Patrimonio Neto/Equity	1,455,810.54	1,302,856.29	152,954.25
Total Owners' Equity	1,455,810.54	1,302,856.29	152,954.25
Net Income / (Loss)	(4,524,424.46)	(3,229,369.08)	(1,295,055.38)
 Total Liabilities and Equity	14,327,411.82	18,641,276.37	(4,313,864.55)

Income Statement Report
Puerto Aventuras (MXP)
Consolidated

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Ingresos/Income								
50200 - Ingresos Cuotas/Assessments	1,980,428.13	2,492,083.00	(511,654.87)	28,931,410.45	29,904,999.00	(973,588.55)	29,904,999.00	973,588.55
50201 - Rec. Cuotas/Rec. of Assesments	0.00	0.00	0.00	2,558,830.06	0.00	2,558,830.06	0.00	(2,558,830.06)
50202 - Cuotas por construc/Construction Fee	0.00	0.00	0.00	1,692,780.13	0.00	1,692,780.13	0.00	(1,692,780.13)
54300 - Multas/Fines	0.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00	(20,000.00)
54500 - Intereses por Mora/Late Interest	75,897.60	0.00	75,897.60	1,559,451.05	0.00	1,559,451.05	0.00	(1,559,451.05)
59110 - Interes Bancario/Bank Interest	0.00	0.00	0.00	976.35	0.00	976.35	0.00	(976.35)
Total Ingresos/Income	2,056,325.73	2,492,083.00	(435,757.27)	34,763,448.04	29,904,999.00	4,858,449.04	29,904,999.00	(4,858,449.04)
Ingresos Otros/Other Income								
50211 - Venta de Brazaletes/Bracelets Sells	61,340.65	83,333.00	(21,992.35)	838,343.62	1,000,000.00	(161,656.38)	1,000,000.00	161,656.38
50212 - Venta de Pasaportes/Passports Sells	54,987.91	41,667.00	13,320.91	862,243.25	500,000.00	362,243.25	500,000.00	(362,243.25)
50215 - Renta de Oficina/Office Rent	66,352.00	60,320.00	6,032.00	506,924.00	723,840.00	(216,916.00)	723,840.00	216,916.00
58700 - Otros Ingresos/Other Income	500.00	0.00	500.00	108,789.40	0.00	108,789.40	0.00	(108,789.40)
Total Ingresos Otros/Other Income	183,180.56	185,320.00	(2,139.44)	2,316,300.27	2,223,840.00	92,460.27	2,223,840.00	(92,460.27)
Total Income	2,239,506.29	2,677,403.00	(437,896.71)	37,079,748.31	32,128,839.00	4,950,909.31	32,128,839.00	(4,950,909.31)

Expense

Sueldos Personal/Salaries Personnel								
61101 - Personal Mantenimiento/Payroll Maint	694,505.27	338,190.00	356,315.27	4,321,680.39	4,058,282.00	263,398.39	4,058,282.00	(263,398.39)
61105 - Personal Areas Publicas/Payroll Comr	256,307.78	205,195.00	51,112.78	2,121,048.36	2,462,341.00	(341,292.64)	2,462,341.00	341,292.64
61109 - Personal Administration/Payroll Admor	390,609.80	265,244.00	125,365.80	3,236,699.80	3,182,929.00	53,770.80	3,182,929.00	(53,770.80)
61410 - Impuestos Nominal/Payroll Taxes	114,741.08	308,806.00	(194,064.92)	3,301,419.62	3,705,675.00	(404,255.38)	3,705,675.00	404,255.38
62200 - Honorarios Administrativos/Mgmt Fee:	232,000.00	232,000.00	0.00	2,784,000.00	2,784,000.00	0.00	2,784,000.00	0.00
Total Sueldos Personal/Salaries Personnel	1,688,163.93	1,349,435.00	338,728.93	15,764,848.17	16,193,227.00	(428,378.83)	16,193,227.00	428,378.83
Op. y Mantenimiento/Op and Maintenanced								
61451 - CROC/Workers Union	42,237.36	36,000.00	6,237.36	517,712.24	432,000.00	85,712.24	432,000.00	(85,712.24)
64430 - Señalización Calles y Av./ Streets sing	0.00	3,750.00	(3,750.00)	37,268.16	45,000.00	(7,731.84)	45,000.00	7,731.84
64901 - Agua potable Campamento/Camping	6,434.00	3,750.00	2,684.00	30,470.58	45,000.00	(14,529.42)	45,000.00	14,529.42

Income Statement Report
Puerto Aventuras (MXP)
Consolidated

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Op. y Mantenimiento/Op and Maintene								
70200 - Mantenimiento General/Gen Mtnce	222,480.00	41,667.00	180,813.00	1,219,501.85	500,000.00	719,501.85	500,000.00	(719,501.85)
75100 - Seguridad-Contrato/Security-Contract	880,173.85	716,667.00	163,506.85	9,959,600.66	8,600,000.00	1,359,600.66	8,600,000.00	(1,359,600.66)
75110 - Otros gastos seguridad/Security Other	0.00	0.00	0.00	4,120.00	0.00	4,120.00	0.00	(4,120.00)
75120 - Mtto. Plumas/Vehicle barrier	18,560.00	8,333.00	10,227.00	151,708.28	100,000.00	51,708.28	100,000.00	(51,708.28)
75150 - Caseta de Seguridad/Security Access	0.00	11,000.00	(11,000.00)	25,457.97	132,000.00	(106,542.03)	132,000.00	106,542.03
75200 - Camaras/Investments Cameras	11,531.15	0.00	11,531.15	494,636.96	0.00	494,636.96	0.00	(494,636.96)
75250 - Equipo de Mtto/Maintenance Equipme	0.00	8,333.00	(8,333.00)	52,695.25	100,000.00	(47,304.75)	100,000.00	47,304.75
76400 - Jard-Fertilizante/Landscape Fertilizer	0.00	0.00	0.00	3,978.15	0.00	3,978.15	0.00	(3,978.15)
77400 - Jard-Suministros/Landscape-Supplies	0.00	8,333.00	(8,333.00)	24,352.96	100,000.00	(75,647.04)	100,000.00	75,647.04
78115 - Camiones Ars Publicas/Public Areas T	0.00	0.00	0.00	16,240.00	0.00	16,240.00	0.00	(16,240.00)
78120 - Mtto. Camiones/Truck Maintenance	7,223.70	12,500.00	(5,276.30)	57,200.07	150,000.00	(92,799.93)	150,000.00	92,799.93
79100 - Suministros Generales/Supplies	110,371.63	37,500.00	72,871.63	304,745.14	450,000.00	(145,254.86)	450,000.00	145,254.86
79120 - Suministros Construcción/Constructio	4,729.42	20,833.00	(16,103.58)	40,883.06	250,000.00	(209,116.94)	250,000.00	209,116.94
81600 - Fumigacion/Pest Control	0.00	8,333.00	(8,333.00)	0.00	100,000.00	(100,000.00)	100,000.00	100,000.00
84300 - Iluminación-Reparación/Lighting-Repa	0.00	20,833.00	(20,833.00)	141,842.30	250,000.00	(108,157.70)	250,000.00	108,157.70
91120 - Calles-Limpieza/Street-Cleaning	256.00	4,167.00	(3,911.00)	208,115.66	50,000.00	158,115.66	50,000.00	(158,115.66)
91130 - Calles-Pavimentación/Streets-Pavmt	0.00	20,833.00	(20,833.00)	83,477.50	250,000.00	(166,522.50)	250,000.00	166,522.50
92110 - Electricidad-Electricity	20,733.01	20,833.00	(99.99)	507,724.44	250,000.00	257,724.44	250,000.00	(257,724.44)
92520 - Combustibles/Gasoline	8,917.28	41,667.00	(32,749.72)	655,941.20	500,000.00	155,941.20	500,000.00	(155,941.20)
94000 - Rec. Basura Municipal/Waste Service	0.00	1,667.00	(1,667.00)	12,205.70	20,000.00	(7,794.30)	20,000.00	7,794.30
Total Op. y Mantenimiento/Op and Maintene	1,333,647.40	1,026,999.00	306,648.40	14,549,878.13	12,324,000.00	2,225,878.13	12,324,000.00	(2,225,878.13)

Administracion/Administrative Expenses

61415 - IVA y IETU Pagado/Sales tax paid	0.00	0.00	0.00	76,211.00	0.00	76,211.00	0.00	(76,211.00)
61450 - Uniformes/Uniforms	53,337.96	12,500.00	40,837.96	336,394.80	150,000.00	186,394.80	150,000.00	(186,394.80)
64130 - Comisiones Bancarias/Bank Fees	19,656.04	24,229.00	(4,572.96)	276,641.93	290,747.00	(14,105.07)	290,747.00	14,105.07
64420 - Correo/Postage	0.00	1,252.00	(1,252.00)	7,066.53	15,025.00	(7,958.47)	15,025.00	7,958.47
64425 - Brazaletes/Bracelets	0.00	33,333.00	(33,333.00)	125,280.00	400,000.00	(274,720.00)	400,000.00	274,720.00
64426 - Tarjetas Inteligentes/Smart Cards	123,842.01	25,000.00	98,842.01	378,894.79	300,000.00	78,894.79	300,000.00	(78,894.79)
64510 - Suministros de Oficina/Office Supplies	56,312.03	8,333.00	47,979.03	167,569.01	100,000.00	67,569.01	100,000.00	(67,569.01)

Income Statement Report
Puerto Aventuras (MXP)
Consolidated

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administracion/Administrative Expenses								
64511 - Mtto. Eq oficina/Office Maintenance	221.00	12,500.00	(12,279.00)	43,750.93	150,000.00	(106,249.07)	150,000.00	106,249.07
64512 - Cuotas al Centro Comercial/Plaza ass	0.00	25,250.00	(25,250.00)	238,210.00	303,000.00	(64,790.00)	303,000.00	64,790.00
64515 - Suministros Computadora/Comp Supr	0.00	0.00	0.00	40,079.25	0.00	40,079.25	0.00	(40,079.25)
64720 - Tenencia Vehicular/Auto Licences	0.00	2,083.00	(2,083.00)	0.00	25,000.00	(25,000.00)	25,000.00	25,000.00
64730 - Seguro de auto/Vehicle Insurance	88.00	3,750.00	(3,662.00)	144,303.24	45,000.00	99,303.24	45,000.00	(99,303.24)
64750 - Programacion de software/Software S	0.00	6,900.00	(6,900.00)	390,714.57	82,800.00	307,914.57	82,800.00	(307,914.57)
64900 - Agua Potable/Drinking Water	2,729.00	2,200.00	529.00	24,896.48	26,400.00	(1,503.52)	26,400.00	1,503.52
65150 - Seguro Responsabilidad/Gen Liability	3,174.00	3,100.00	74.00	76,581.54	37,200.00	39,381.54	37,200.00	(39,381.54)
66300 - Honorarios Contables/Accounting Fee	11,600.00	11,667.00	(67.00)	139,662.00	140,000.00	(338.00)	140,000.00	338.00
66350 - Auditoria Anual/Annual Audit	79,808.00	14,500.00	65,308.00	325,960.00	174,000.00	151,960.00	174,000.00	(151,960.00)
66500 - Honorarios Legales/Legal Fees	5,386.33	8,333.00	(2,946.67)	83,112.55	100,000.00	(16,887.45)	100,000.00	16,887.45
67110 - Gastos de Asamblea/Annual Assembly	0.00	4,167.00	(4,167.00)	91,582.13	50,000.00	41,582.13	50,000.00	(41,582.13)
69400 - Impuesto Prediales/Property Tax	0.00	2,750.00	(2,750.00)	29,838.00	33,000.00	(3,162.00)	33,000.00	3,162.00
78105 - Limpieza de oficina/Cleaning of the ofi	2,527.97	1,417.00	1,110.97	8,352.51	17,000.00	(8,647.49)	17,000.00	8,647.49
78112 - Cuotas Plaza Comercial/Dues Mall an	0.00	0.00	0.00	87,053.00	0.00	87,053.00	0.00	(87,053.00)
92115 - Electricidad Casa Mto/Maintenance El	42,040.00	13,333.00	28,707.00	165,098.00	160,000.00	5,098.00	160,000.00	(5,098.00)
93100 - Telefono/Telephone	9,832.00	3,753.00	6,079.00	61,321.13	45,039.00	16,282.13	45,039.00	(16,282.13)
94100 - Mtto.Palapas / Palapas Maintenance	0.00	3,750.00	(3,750.00)	0.00	45,000.00	(45,000.00)	45,000.00	45,000.00
Total Administracion/Administrative Expens:	410,554.34	224,100.00	186,454.34	3,318,573.39	2,689,211.00	629,362.39	2,689,211.00	(629,362.39)
Utilidades/Utilities								
94130 - Agua/Water	0.00	0.00	0.00	4,299.84	0.00	4,299.84	0.00	(4,299.84)
Total Utilidades/Utilities	0.00	0.00	0.00	4,299.84	0.00	4,299.84	0.00	(4,299.84)
Depreciacion/Depreciation Expense								
92050 - Depreciacion de Act./Fix Asset Deprec	102,196.00	75,000.00	27,196.00	1,226,352.00	900,000.00	326,352.00	900,000.00	(326,352.00)
Total Depreciacion/Depreciation Expense	102,196.00	75,000.00	27,196.00	1,226,352.00	900,000.00	326,352.00	900,000.00	(326,352.00)

Income Statement Report
Puerto Aventuras (MXP)
Consolidated

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Gasto No Deducible/Non-Deductible Exp.								
96130 - No Recibo/No Receipt	0.00	16,667.00	(16,667.00)	39,170.31	200,000.00	(160,829.69)	200,000.00	160,829.69
Total Gasto No Deducible/Non-Deductible E	0.00	16,667.00	(16,667.00)	39,170.31	200,000.00	(160,829.69)	200,000.00	160,829.69
La Reserva Transiere/Reserve Transfers								
98200 - Pago Fideicomiso/Loan Repayment	0.00	0.00	0.00	2,585,386.42	0.00	2,585,386.42	0.00	(2,585,386.42)
98210 - Mantenimiento Caminos/Road Mainte	0.00	0.00	0.00	4,116,689.32	0.00	4,116,689.32	0.00	(4,116,689.32)
Total La Reserva Transiere/Reserve Transf	0.00	0.00	0.00	6,702,075.74	0.00	6,702,075.74	0.00	(6,702,075.74)
Total Expense	3,534,561.67	2,692,201.00	842,360.67	41,605,197.58	32,306,438.00	9,298,759.58	32,306,438.00	(9,298,759.58)
Net Income / (Loss)	(1,295,055.38)	(14,798.00)	(1,280,257.38)	(4,525,449.27)	(177,599.00)	(4,347,850.27)	(177,599.00)	4,347,850.27

6. The meeting addresses the transition of the homeowners' association's administration following the separation from Asocia. The implementation of a new platform called Odoo is discussed to improve management and transparency, along with changes in staff and accounting structure. The administration budget and expenses are explained, including the hiring of Arturo Cano and the retention of Carlos Quiñones. A Finance Committee is established, and questions regarding the increase in administrative expenses for 2025 are answered.

The Assembly discusses the 2025 budget, which includes a work plan with detailed costs and a 10% increase in the total budget. Topics such as the maintenance of Central Park, the integration of accounts receivable into the balance sheet, and the increase in security expenses due to changes in labor laws are addressed.

7. The Assembly discusses a proposed 10% increase in the condominium budget, but the proposal is rejected with 47.35% voting against. The creation of specialized committees is suggested to address specific topics such as security and maintenance. Secretary Víctor Rodríguez announces the voting results, and it is decided that the administration will work on a plan adjusted to the current budget.

Voting Results – 2025 Budget Increase:

- Total Votes: 3600.5
- Yes: 1552 (43.11%)
- No: 1705 (47.35%)
- Abstentions: 343.5 (9.54%)

After the voting process concludes and the rejection of the maintenance fee increase is confirmed, the community is informed of the services that will not be provided due to the lack of additional requested funds. These services include:

- Hiring of video surveillance monitoring staff (4 positions)
- Hiring of additional public area staff for Map 4 and Central Park (4 positions)
- Hiring of additional maintenance staff for Map 4 and Central Park (3 positions)
- Start of construction on the bike path
- Reactivation of security team body cams
- Rehabilitation of pickleball courts in Central Park
- Rehabilitation of the children's playground in Central Park
- Acquisition of a private radio communication system for security and maintenance
- Installation of speed bumps in Akumal, in front of the townhouses
- Organic fumigation program
- Maintenance of the entry motif building, including plumbing, sanitary, and exterior painting work

8. The reconstruction of the Puerto Aventuras Cultural Center, which was damaged by a hurricane, is discussed with a proposed budget of 3,350,000 pesos. An extraordinary fee of 481.25 pesos per unit per year is proposed to fund the project, but the proposal is not approved, with 65.19% voting against. It is clarified that the land is municipal and the Residents' Association holds a use agreement, and the need for a regulation and rental charges for the center's use after rehabilitation is raised.

Voting Results – Cultural Center Reconstruction:

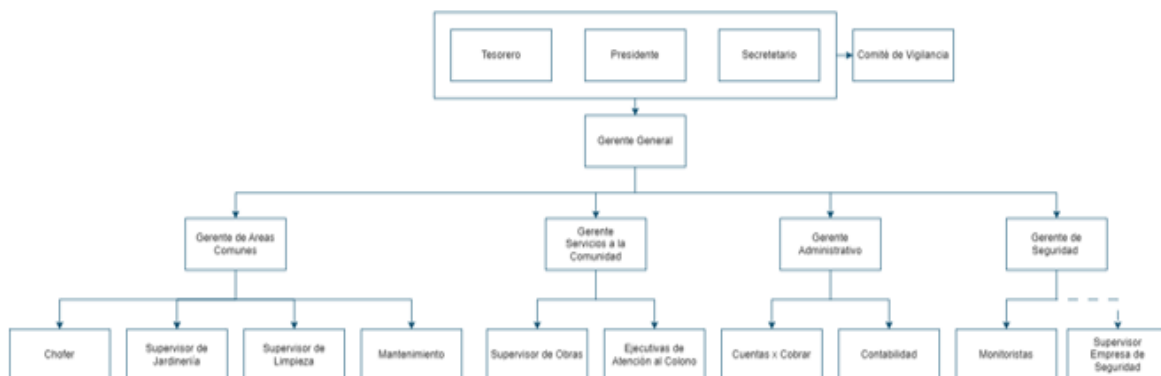
- Total Votes: 3600.5

- Yes: 1223 (33.97%)
- No: 2347 (65.19%)
- Abstentions: 30.5 (0.85%)

9. The Assembly discusses several community and coexistence issues, including parking, fumigation, beach use, and security. It is agreed to review and update community regulations, communicate them effectively, and enforce penalties for violations. The importance of mosquito control and fumigation is discussed, with proposals to improve effectiveness. The need for a specific access point to the marina is raised, and the importance of community education on respecting rules is emphasized, especially regarding golf cart use by minors.

For the community's information, the Organizational Chart is shared.

Estructura Organizacional



10. Ms. María Cecilia García, Community Services Manager, is designated to draft the meeting minutes and subsequently present them before a Notary Public for official notarization.

11. At 2:30 p.m. on March 29, 2025, the President of the Board formally declares the Ordinary General Assembly of the Homeowners, Property Owners, and Trustees Association of Puerto Aventuras for the year 2025 officially closed.