

RESUME – BRUCE TURNER

Owners my name is Bruce Turner. I'm currently holding a position on the HOA Board. I was asked by the Board several months ago to fill the position for a Board member who was leaving. My tenure for this position will end on 21 Jan 2012, at the annual owners meeting.

I'm taking this opportunity to announce I plan to run for this position and seek election for a new term.

Since I have been working with the Board these past several months we have experienced numerous changes at Las Palmas Resort. Many of the changes were very positive and improved the Resort greatly.

My goal when I was asked to join the Board was to be transparent to the owners, honest, improve the operation and quality of the resort, and keep all of our investments in the best possible condition I could. I have always tried to communicate with owners that contact me via phone or e-mail ensuring I replied to any/all questions and problems that might arise. I never want an owner to say; my call or e-mail was not returned.

I have talked to many owners in the last several months and discussed ideas to improve the resort and some personal situations that you have posed to be resolved.

I put a lot of thought in the decisions the board makes and make sure when we spend our money it is for the best price and we receive a quality product for the money.

I have tried to make sure all owners are educated in the legal aspects of owning property in Mexico and that as owners we make sure we pay our required fees to the government and at the same time protect ourselves with documentation.

Las Palmas is a Beautiful Resort and my wife and I love and care for it very much. We, like all of you want Las Palmas to be the premier resort on Sandy Beach. We want it to be clean, excellent condition, organized, cared for, and profitable for all.

I request your vote on 21 Jan 2012, so I may continue to maintain a position on the HOA Board and help guide the resort in a direction that keeps it in quality shape and profitable for all of us owners.

**** Owners my goal is to make Las Palmas the best Resort on the Beach and at the same time keep our HOA Dues as low as possible, and insure we always practice cost saving measures for the resort and the owners.****

See below a list of some of the improvements and changes I have been involved with since I have been an HOA Board member:

- a. Installation of concrete tables and benches on patio near beach and towers. (Concrete does not rust and does not need painting or maintenance)
- b. The creation of the patio area near the beach for people to sit and have a picnic.
- c. The rope lighting on the resort palm trees.
- d. The light activated timers on the towers and clubhouse pool to reduce excess cost so lights go off when sun up and on when sun down.
- e. The exchange of television cable for the resort to improve signal.
- f. The initiation of a new contract so we have 6 channels of DISH network and 6 channels of Direct TV.
- g. The removal of large grass areas to reduce water costs and replacing it with colored rock.
- h. The new wristband program to assist in knowing who is an authorized user on the resort.
- i. The investigation and purchase of refurbishing our old pool chairs.
- j. The purchase of the new pool chairs and pads.
- k. The placement of 3 new computers for owners and guests in the resort.
- l. The installation of a scrolled iron door separating the workout room from the main clubhouse so the workout room can be opened early in the am.
- m. The on demand hot water project of which is still being completed.
- n. The new cool decking project for both Baja and Grande building.
- o. The development of marked handicap parking spots on the resort
- p. The installation of the Palapas on the beach.
- q. The opening of the Restaurant with a new owner, Chef Mickey.
- r. The opening of the main pool bar and the swim up bar with a new owner, Javier.
- s. The center walk way expansion, plants and planters.
- t. The purchase of 3 quality sunbrella umbrellas for the picnic tables at the beach.
- u. The complete repainting of the resort all four Towers and Villas.
- v. Had Dolphin Water Feature moved to entry fountain for visibility and utilization.
- w. Had black plastic ground cover placed under rocks to stop weed growth.
- x. Purchased bar stools for outside pool bar.

y. Purchased outside heaters for outside restaurant eating in winter months.

PROJECTS WE ARE DISCUSSING

Reducing exterior tower lighting from each building to save power bill, lower maintenance, less light bulbs and light cover purchases.

Solar project to heat our main pool and power the clubhouse (Solar in a salt air environment is an additional concern)

Pony wall for club house (Previously delayed when our restaurant owner was going to walk out on us, board decided to place this project on hold until we knew the restaurant was going to stay open)

Wi-Fi in common areas

A concrete ramp and walk way to stop beach erosion and beautify area. (Canceled due to Federal Zone Restrictions that we do not have authorization for)

Thank You for reviewing my letter. Bruce Turner

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