



Asociación de Vecinos de Akumal Norte A.C.

President's Brief - March 13, 2022

To Vecinos membership and Akumal Norte Community at large:

Following the election in February, the Vecinos Board met quickly and established committees and goals for the coming year. Top priorities for the next few weeks are:

- Update the Vecinos website: <http://vecinosakumalnorte.com/>
- Push forward on the legalization of Akumal Norte as a community recognized by the Tulum government
- Purchase new integrated office operating software for membership and finance programs
- Update the Vecinos charter
- Continue with all the community maintenance programs
- Perform a Community Survey

VECINOS OPERATIONAL COMMITTEES FOR 2022

Committee chairs made their first reports at a meeting this week, focused on goals for the upcoming year.

Government Committee

Helmie Atarie, Chair

Goal for CY 2022:

Legalization of the Akumal Norte community

Communications Committee

Lynda Kerney, Chair

Goals for CY 2022:

1. Redesign, update and improve Vecinos website
2. Perform a community introspective survey
3. Improve communication to / from the Vecinos to the community

Finance Committee

Tandy Muir-Warden, Chair

Goals for CY 2022:

1. Our CPA Ensures the Vecinos Association meets all Mexican requirements for fiscal operations
2. To have a transparent financial system that meets the needs of the Association and its membership

Charter Committee

Tandy Muir-Warden, Chair

Goal for CY 2022:

To update the governing charter of the Association and include new provisions relating to election of Board members and voting procedures before the next annual meeting

Sargazo Committee

George Pritchard, Chair

Goal for CY 2022:

Examine all ways to address the sargasso

Pluma Committee (entry gate)

Jorge Gonzalez Pacheco, Chair

Project Management and Maintenance Committee George Pritchard, Chair

Goals for CY 2022:

1. To review projects, contracts, and design of repairs
2. Maintain projects that are complete and design repairs for the long term
3. Provide contract management

Guardia Nacional Committee Rocio Cue, Chair

Goals for CY 2022:

1. Continue to build on the relationship with the National Guard in Akumal
2. Manage the operation at the Community Center

If you have interest in volunteering for any of the committees, please reach out to the committee chairperson.

ANNUAL DUES ARE DUE IN MARCH

The 2022 budget includes a slight dues increase of 5.37 percent. New annual dues rates* are:

	2022 rate mxn	2022 rate usd	2021 rate mxn
Casas / villas	\$ 11,064	\$ 582	\$ 10,500
Condos	\$ 4,689	\$ 247	\$ 4,450
Empty lots	\$ 2,371	\$ 125	\$ 2,250

*Remember, this does not include the one-time-only organization membership fee of (\$250 usd)

- The goal is to maintain the membership and dues at an affordable level while ensuring enough to maintain operations. Additional, separate donations will be sought for any special projects.
- Dues invoices will be sent via email in the next couple of weeks.

SEWER PROJECT UPDATE

- The sewer line is coming to Akumal Norte, and all properties will be required to connect. The mandate is to accomplish this project within the next six years. Representatives from Akumal Bay Resort and Vecinos were given a tour of the sewage plant in Akumal Pueblo by the local director of CAPA. Newly enlarged wastewater treatment plant now has the capacity to service Akumal Norte.
- An agreement with neighbors regarding the route of the sewer collection system trunk line from the boundary of Akumal Norte (the pluma) to the plant is in discussion.
- The trunk line should be installed and paid for with federal funds, but all properties will be required to hook up at their expense. This is a federal mandate and must be done; however, the timeline for the line into Akumal Norte is still unknown. Federal funding for the trunk line has not yet been identified

ANNUAL MEETING RECAP February 17, 2022

- The Vecinos annual meeting was well-attended and productive. Vecinos gives a hearty thanks to Jon Kantor and Fred Hollinger who provided and managed the technology for hosting the video teleconference, and to Tandy Muir-Warden, the Director of Elections who worked hard to assure an accurate election
- Vecinos now has a total of 163 dues-paying members and 45 associates

- 2021 revenues exceeded expenditures, resulting in a carryover of \$213,179
- In 2021 a survey was performed to establish the boundaries of Akumal Norte, and the reports have been submitted to the Catastro in Tulum for registration.
- A contract has been executed with Ivan Hernandez a specialist in field of government legalization for fraccionamiento (sub-division)to take us through the legalization of the community of Akumal Norte
- In response to a question, the Board agreed to investigate improvements to the topes (speed bumps) at the pluma (gate)
- The Vecinos Security Office at the pluma was rebuilt thanks to donations from many members
- Maintenance of the security gates is constant, but the system is working well

UPCOMING COMMUNITY SURVEY

An introspective community survey will be produced to provide information on how the residents and property owners of the community feel about various issues, projects, and the community in general. It is expected that the survey will be released online in late April. Please watch your email in-box for this important request. Your responses are very important to guide the priorities of the Association in establishment of short and long-term goals.

Following the February 17, 2022 annual meeting, the results of the election of Vecinos Board members were emailed to all and posted on the website. We welcomed our new and returning Board members at the first meeting where we assigned committee chairpersons and discussed the upcoming year.

BOARD OF DIRECTORS FOR 2022

You can contact your elected representatives with any concerns or questions:

President	Dan Freeman	vecinosmembers@vecinosakumalnorte.com
Vice President	Helmie Atarie	Helmieatarie@hotmail.com
Secretary	Monica G Estrada	monicagestrada@earthlink.net
Treasurer	Tandy Muir-Warden	treasurer@vecinosakumalnorte.com
Vocals	Ingrid Datica	ingrid@akumaltravel.com
	Lynda Kerney	lyndajk2020@yahoo.com
	George Pritchard	akumalgeo@aol.com
	Peter Swenson	swensonpeter0@gmail.com
	Beryl van Lierop	