

COSTA HERMOSA

Insurance

Insurance premiums are one of our major expenses and the topic of much owner discussion. The Board moved to extend the current policy and existing terms to February 2026. This will allow the Board to obtain multiple proposals to present to owners at the AGM for discussion and approval.

Lighting Update

Progress has been made on the installation of the new lighting system. The project has taken longer than anticipated because it has been challenging to find an available electrician. The wiring also needed to be upgraded and replaced and the actual holes for the placement of the new lights had to be enlarged.



Accounting Firm

A joint decision between 5 Star Management and the Board resulted in the appointment of an external accounting firm to ensure transparency and resolution to past challenges we have experienced with invoicing, collections and general accounting issues.

We will also benefit from the addition of Year End Audited Financial Statements. All of this streamlines the annual budget process and provides accurate information to support decision making for proposed projects and enhancements to our property. The funding to support this change was made possible by the cooperation of 5 Star Management to reduce their fee on a monthly basis. We look forward to working with Guzman, Garcia & Sons. Their contact email is costahermosa_accounting@ggasesorias.com.



Contact Info

THE BOARD

Can be reached via email at
board.costahermosa@gmail.com

5 STAR SOLUTION

For maintenance and safety
 issues (Owners only) email
costahermosa.5star@gmail.com
 or call Luis J Sanchez
 829-717-1470

SECURITY

There is a new Security company
 as of March 1, 2025. They can be
 reached directly via WhatsApp at
 829-341-3320

WHATSAPP GROUP

There is a WhatsApp group for
 the community called Costa
 Hermosa Communication.
 Contact Administrators Sebastian
 Lamoureux 1 (514) 213-1212 or
 Paul Flewwelling 1 (647)
 821-4776 to join the
 conversation.

Budget Update

While progress has been made on resolving outstanding collections, we must remain vigilant on monitoring and adjusting the annual operating budget as required. There have been two specific revisions based on a thorough evaluation of the services received.

SECURITY: Our neighbourhood continues to become safer with the significant development surrounding our complex. We will now have 2 security guards in 24 hours versus 3. The second guard on nights has been eliminated. The guards will perform increased rounds to ensure our property continues to be adequately monitored. The intention is to add enhanced security camera surveillance once the funds become available.

ELEVATORS: We have reviewed the contract with our elevator company and have moved to an annual service inspection pre-high season and a pay per visit for any required service calls. This is a more economical approach to our elevator maintenance.

Water System

Unfortunately our antiquated water system reached its end of life and has necessitated an unplanned replacement. This work will be completed in 2 phases to manage costs. A new pressure tank and the PVC piping has already been installed and relocation of the electrical box will occur in the fall. A payment plan has been negotiated to minimize the impact on our budget.

