

GARRY MUSGRAVE

Jalisco Condo Manual

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A must for those of you who believe your condo should
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Jalisco Condo Manual

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for Mexican
condominiums

by Garry Musgrave



JALISCOCONDOS.ORG
HOW TO RUN A CONDO IN JALISCO

Jalisco Condo Manual

a step-by-step guide and reference manual for Mexican condominiums

by Garry Musgrave

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Table of Contents

Introduction.....	xv
PART 1 – The Basics	
What is a condo?	3
<i>Definition of ‘Condominium’</i>	<i>3</i>
<i>Pros and Cons of Condominium Ownership</i>	<i>4</i>
<i>Mexican Condos and the Homeowners Association</i>	<i>4</i>
<i>Associations in México.....</i>	<i>5</i>
<i>The Condo Law Eliminates Owners Associations</i>	<i>6</i>
<i>The Condominium Regime – A Legal Entity</i>	<i>7</i>
<i>The Concept of a ‘Legal Entity’</i>	<i>8</i>
<i>General Laws Governing Legal Entities</i>	<i>9</i>
Differences Between a Condo and a Fraccionamiento	11
<i>Summary of Differences</i>	<i>11</i>
Condo Buying Tips	15
<i>Do an Inspection.....</i>	<i>15</i>
<i>Look at the Operating Budget.....</i>	<i>16</i>
<i>Look at the Reserves.....</i>	<i>17</i>
<i>Talk to the Administrator</i>	<i>18</i>
<i>Look at the By-laws.....</i>	<i>18</i>
<i>Look at the Minutes</i>	<i>19</i>
<i>What if You Can’t Get Any of These?</i>	<i>19</i>
<i>Understand What You Own</i>	<i>19</i>
The Jalisco Condo Law.....	23
<i>Basic Definitions.....</i>	<i>23</i>
<i>How is a Condominium Created?</i>	<i>24</i>
<i>Classification of Condominiums.....</i>	<i>26</i>
1. <i>Unique or Shared Common Property.....</i>	<i>26</i>
2. <i>Relationship Between Private and Common Property</i>	<i>26</i>
3. <i>Residential and Nonresidential</i>	<i>27</i>
4. <i>Municipal Services Condominiums</i>	<i>28</i>
5. <i>Duplexes</i>	<i>28</i>
6. <i>Public vs. Private.....</i>	<i>28</i>
<i>The Most Common Types.....</i>	<i>29</i>
<i>What is Common Property?.....</i>	<i>29</i>
<i>What is Co-owned Property?.....</i>	<i>30</i>
PART 2 – Unit Owner’s Rights and Obligations	
What Are the Rights of Each Unit Owner?.....	35
<i>Definition of an ‘Owner’</i>	<i>35</i>
<i>Use of Common Property</i>	<i>36</i>
<i>Quiet Enjoyment</i>	<i>36</i>
<i>Proportional Ownership.....</i>	<i>36</i>

"I Don't Use Some of the Common Property"37
Participation in the Condo Administration.....37
Equal and Fair Treatment38
More Rights May be Given in the By-laws38

What Are the Obligations of Each Unit Owner? 41

Comply With Condo Legislation and the By-laws41
Pay Condo Fees41
Hold an Annual Owners Meeting.....41
Maintain Their Condo Units.....42
Restricted Activities42
Changes and Renovations to Condo Units.....43
Changes to Common Property.....44

PART 3 – The Condo Administration

Makeup of Your Condo Administration 49

A Four-Part Structure49
Relationship Between Administrator and Council (Board)50
Administration Salaries.....51
Foreigners Need a Work Permit.....51

Legal Responsibility of Your Administration 53

Fiduciary Duty53
No Excuses!54
Common Failures of 'Duty of Care'.....54
Consequences of Not Following the Condo Law55
Your Assemblies and By-laws May Have No Legal Validity.....57
"Can't We Avoid the Law If We All Agree?"58
Following the Law is Actually Easier60
Get a Quality Translation of the Condo Law61

PART 4 – The Condo Administrator

How is the Administrator Appointed? 65

The Condo's First Administrator65
Appointing the Next Administrators65
Resignation of the Administrator67
Removal of the Administrator67

What Are the Duties of the Administrator? 69

Act for Your Condominium69
Be Responsible to Owners and Council (Board)69
Administer Your Condo Finances70
Maintain the Common Property71
Sue an Owner or Tenant72
Other Duties72
Administrator Can Delegate Duties – Not Responsibility73
Who Should be Your Administrator?73

<i>Paying an Owner-Administrator</i>	74
<i>Hiring an Outside Administrator</i>	75
Administrator Maintains Your Official Condo Records.....	77
<i>Required Record Books</i>	77
<i>Recommended Optional Records</i>	77
<i>Attachments to Minutes</i>	78
<i>Computer Records vs. Bound Record Books</i>	78
<i>How Long Should We Keep Our Records?</i>	79
Lessening the Burden on a Volunteer Administrator	81
<i>Appoint an Assistant Administrator</i>	81
<i>Appoint a Maintenance Manager or Committee</i>	82
<i>Split the Work With a Management Company</i>	82
PART 5 – The Administrative Council (Board)	
What’s in a Name: Council vs. Board?.....	87
<i>Differences Between a Council and a Board</i>	87
<i>The Intent of the Condo Legislation</i>	88
<i>Setting Up a Community-Oriented Mindset</i>	88
How is the Council Appointed?.....	91
<i>Council is Appointed at an Ordinary Assembly</i>	91
<i>Resignation of a Councillor</i>	92
<i>Removal of a Councillor</i>	93
<i>Impeachment of the Entire Council (or Administrator)</i>	95
What Are the Duties of the Council?.....	97
<i>Act for the Owners</i>	97
<i>Work With the Administrator</i>	98
<i>Maintain the Common Property</i>	100
<i>Other Duties</i>	100
<i>Overstepping Its Authority</i>	101
<i>Who Should Be on Your Council?</i>	102
Makeup of the Council	105
<i>Council President/Chair and Vice-President</i>	105
<i>Why You Should Not Have a ‘Treasurer’</i>	106
<i>The Administrator Cannot Be on the Council</i>	107
<i>Council Secretary</i>	107
<i>Recommended Council Makeup</i>	108
Your Council Must Always be Open and Transparent.....	111
<i>Let Owners Know About Council and Committee Meetings</i>	112
<i>Never Hold Closed Meetings</i>	112
<i>Carry Out an Open Bidding Process</i>	113
<i>Communicate, Communicate, Communicate</i>	114
<i>Do You Need to Provide Condo Documents in Spanish?</i>	115

PART 6 – Committees

Types of Committees 121
Standing Committees 121
Special Committees 122

Why Do You Need Committees? 125
Typical Committee Makeup 125
A Bridge Between the Owners and the Administration 125
More Advantages of Committees 125
Committees and the Administration 126
Councillors Shouldn't Be on Committees 127

Common Committees 129
Maintenance Committee (or Manager) 129
Construction Committee 131
Rules and By-laws Committee 132
Security Committee 133
Financial Audit Committee 134
Communications Committee 134
Welcoming Committee 135
Events Committee 136
Nominating Committee 137
Special Committees 137

Recommended Practices for Committees 139
Set Out a Clear Mandate 139
Special (Ad-hoc) Committee Creation 141
Committee Chairs 142
Quorum and Voting 143
Meeting Minutes and Committee Reports 143
Ex Officio Members 144

PART 7 – Overview of Condo Meetings

The Condo Assembly 149
The Ultimate Authority in a Condo 149
Terminology: 'Assembly' vs. 'Meeting' 149
Types of Assemblies 150
The Call Notice for the Assembly 150
Advance Notice 153
Terminology: 'Order of the Day' vs. 'Agenda' 153
The Order of the Day Must Be Followed 154
Resolutions Passed by an Assembly 155
Voiding the Resolutions of an Assembly for Lack of Notice 156
Granting of Powers 156
Reading and Approval of the Minutes at the Assembly 157
Protocolising and Registering the Assembly Minutes 158

<i>Holding A 'Notario-Friendly' Assembly</i>	159
<i>Chairing an Assembly</i>	160
<i>Request to Record the Assembly</i>	161
<i>Holding an Efficient Assembly</i>	162
Council Meetings	163
<i>Public Meetings With Advance Notice</i>	163
<i>Minimum Frequency of Meetings</i>	164
<i>Don't Hold In Camera Meetings or Executive Sessions</i>	165
<i>Meeting Agenda</i>	166
<i>Quorum</i>	169
<i>Voting on Motions</i>	170
<i>When Decisions Must Be Made Outside of a Council Meeting</i>	170
<i>Conflicts of Interest</i>	171
<i>Rules of Order</i>	172
<i>Meeting Minutes</i>	172
Committee Meetings	173
<i>Public Meetings With Advance Notice</i>	173
<i>No Minimum Frequency of Meetings</i>	173
<i>Meeting Minutes</i>	174
Working and Information Sessions	175
<i>Working Sessions</i>	175
<i>Information Sessions</i>	176
<i>Town Hall Meetings</i>	176
PART 8 – Condo Assemblies	
The Ordinary Assembly	181
<i>Advance Notice</i>	181
<i>Minimum Frequency</i>	181
<i>Subjects That Can Be Dealt With at the Assembly</i>	181
<i>Quorum for the First Call</i>	183
<i>The Second Call</i>	185
<i>Turn Lemons Into Lemonade</i>	185
<i>Passing Resolutions</i>	186
<i>Meeting Plan for a Typical Ordinary Assembly</i>	187
<i>Assembly Minutes</i>	191
The Extraordinary Assembly	195
<i>Advance Notice</i>	195
<i>No Minimum Frequency</i>	195
<i>Subjects That Can Be Dealt With at the Assembly</i>	195
<i>Improvements to Your Common Property</i>	196
<i>Forcing an Owner to Sell</i>	197
<i>Dissolving Your Condominium</i>	197
<i>There's No Quorum and No Second Call</i>	198

Passing Resolutions198
Meeting Plan for a Typical Extraordinary Assembly200
Assembly Minutes205

PART 9 – Rules of Order

Introduction to Rules of Order..... 209

Do We Really Need Rules of Order?209
What is a Deliberative Assembly?.....209
Parliamentary Procedure210
Basics of Parliamentary Procedure211
How Do These Rules Apply in a Condo?.....212
What Do the Rules of Order Consist of?214
Recommended Authority – Robert’s Rules214
Adopting an Authority.....215
Condos Should Adopt a Scaled-Down Version215

Rules of Order Explained..... 217

Robert’s Rules Citation Conventions Used in This Book218
Overview of Motions and Resolutions.....218
Wording of Motions.....219
Discussion Before Making a Motion220
Debating a Motion (Discussion)220
Mover Can’t Oppose Their Own Motion221
Handling Problem Speakers.....222
Amending a Motion.....222
Voting on a Motion223
Voting Rights of the Chair223
Resolutions Passed by General Consent.....224
Secondary Motions224
Privileged Motions226
Subsidiary Motions228
Incidental Motions.....233
Appealing Rulings Made by the Chair239
Summary of Rules.....240
Communicating Your Rules240
Specific Recommendations240

Rules of Order for Assemblies 241

Recommended Changes to Rules of Order for Assemblies.....241
Explanations for Excluded Motions242
Preventing Nominations From the Floor244
Dealing With Secondary Motions at Assemblies245
Discussion on Motions.....245
Time-Limiting of Speakers.....246

Rules of Order for Council & Committee Meetings.....	247
<i>Relaxed Rules of Order for Council & Committee Meetings</i>	<i>247</i>
<i>Abstaining From Voting</i>	<i>248</i>
Chairing an Assembly or Council/Committee Meeting.....	249
<i>Goal of the Chair</i>	<i>249</i>
<i>Skills Needed to Chair</i>	<i>250</i>
<i>Things to Avoid</i>	<i>254</i>
<i>Tips for Effective Chairing.....</i>	<i>254</i>
<i>Other Responsibilities.....</i>	<i>257</i>
PART 10 – Proxies	
The Problem With Proxies	261
<i>What is a Proxy?</i>	<i>261</i>
<i>What Does the Condo Law Say About Proxies?</i>	<i>261</i>
<i>Disadvantages of Proxies.....</i>	<i>262</i>
<i>Problem #1 – Voting Blocks</i>	<i>262</i>
<i>Problem #2 – Uninformed Voting.....</i>	<i>262</i>
<i>Robert’s Rules’ Position on Proxies.....</i>	<i>263</i>
The Use of Proxies at an Assembly	265
<i>Proxies at an Extraordinary Assembly.....</i>	<i>265</i>
<i>Proxies at an Ordinary Assembly</i>	<i>266</i>
<i>Adopting the Use of Proxies in Your Condo</i>	<i>268</i>
Legal Requirements for Proxies.....	269
<i>Minimum Legal Requirements</i>	<i>269</i>
<i>Proxies Must Be From the Title Holder of the Property</i>	<i>270</i>
<i>Proxies Should Be Submitted to an Authority</i>	<i>271</i>
<i>General vs. Limited Powers</i>	<i>271</i>
<i>Proxies Can be Dealt With by Email and Fax</i>	<i>272</i>
<i>“I Changed My Mind!”</i>	<i>272</i>
<i>Adoption of a Proxy Policy.....</i>	<i>273</i>
Recommended Proxy Policies.....	275
<i>Avoid General Proxies (...again!).....</i>	<i>275</i>
<i>Validating Proxies at an Assembly</i>	<i>275</i>
<i>Dealing With Changed Proxies at an Assembly.....</i>	<i>276</i>
<i>Dealing With Proxies for Quorum at an Ordinary Assembly.....</i>	<i>276</i>
<i>Recording a Proxy Vote</i>	<i>276</i>
<i>Destruction of Proxy Forms – Don’t!</i>	<i>277</i>
<i>Sample Proxy By-law Article</i>	<i>277</i>
PART 11 – Voting	
Voting at an Assembly	281
<i>What are Condo Rights?</i>	<i>281</i>
<i>Scrutineers: Their Duties and Functions.....</i>	<i>282</i>
<i>Determining Quorum at an Ordinary Assembly</i>	<i>283</i>

Proportional (Roll-Call) Voting Must Be Used For Resolutions284
One Vote Per Condo Unit285
You Need to Know Who Actually Owns Each Unit285
If Someone Votes Illegally287
Have a Registration Procedure287
Passing a Resolution289
Exceptions to Proportional Voting290
Items Having No Motion or Vote292
Motions That Can Be Passed by General Consent292
Items That Always Need a Motion and Roll-Call Vote.....294
Absentee Votes After an Extraordinary Assembly.....295
Be Proactive: Get Support BEFORE Your Assembly299

PART 12 – Elections

Legal Requirements for an Election at an Assembly..... 303

The Condo Law Has No Procedure for Election Voting.....303
Coming Up With a List of Candidates.....303
Adoption of an Election Policy303
Possible Elections at an Ordinary Assembly.....304
Possible Elections at an Extraordinary Assembly.....304
Appointments at an Assembly – These Are Not an Election304

Recommended Election Procedures 307

#1 Tip: Try to Avoid an Election!307
Disallow Nominations From the Floor.....312
Use of Ballots for Elections313
Avoid a Show-of-Hands Election Vote314
Avoid Partial Voting314
Validation of Election Ballots.....315
Keeping Election Ballots316
Who Wins an Election?317
Recommendation: Plurality Voting320

PART 13 – Minutes of Assemblies & Meetings

Condo Assembly Minutes 323

Assembly Minutes Are Always Adopted at the Assembly.....323
Public Registration of Assembly Minutes323
Minutes Must Be in Spanish.....324
Physical Format of the Assembly Minutes324
What You Need to Register Your Minutes.....326
What Should Be In Your Assembly Minutes?327
Distribution of Assembly Minutes to the Owners.....328

Council Meeting Minutes 329

No Public Registration of Council Minutes Is Needed329
Physical Format of Council Minutes.....329

<i>What Should Be In Council Meeting Minutes?</i>	331
<i>Council Minutes Typical Outline</i>	332
<i>Misc. Practices</i>	338
<i>Distribution of Council Minutes to the Owners</i>	340
Committee Meeting Minutes	341
<i>No Public Registration of Committee Minutes Is Needed</i>	341
<i>Physical Format of Committee Minutes</i>	341
<i>Distribution of Committee Minutes to the Owners</i>	341
PART 14 – Practical Matters	
Your Condo Bank Account	345
<i>Using A Commercial Bank Account</i>	345
<i>Using a Property Management Company’s Account</i>	346
Contract Workers vs. Employees	349
<i>Mexican Labour and Social Security Laws</i>	350
<i>Types of Employment</i>	350
<i>Payroll Deductions</i>	351
<i>Standard Employment Expenses</i>	352
<i>General Employment Rules</i>	353
<i>Termination and Severance Pay</i>	359
<i>The Cost of Employee Benefits</i>	360
<i>Do We Really Need to Comply With All These Rules?</i>	361
PART 15 – Condo Finances	
Your Condo Budget	365
<i>Your Condo’s Fiscal Year</i>	365
<i>What Is a Budget?</i>	366
<i>The Structure of a Condo Budget</i>	366
<i>Part I: Operating and Maintenance Expenses</i>	367
<i>You Need to Allow for Inflation</i>	371
<i>Improvements Are Not Included</i>	372
<i>Part II: Operating Contingency</i>	373
<i>Part III: Reserves</i>	375
<i>Part IV: Income</i>	378
<i>Carry-Forwards: Surpluses and Shortfalls</i>	378
<i>Cash Flow Analysis</i>	379
<i>Getting Community Support for Your Budget</i>	380
<i>Approval of the Budget and Fees</i>	383
<i>How Detailed Should Your Budget Be?</i>	384
Financial Reports	385
<i>Monthly Financial Report</i>	385
<i>Monthly Reports Include Approved Improvements</i>	388
<i>Quarterly Financial Report</i>	388
<i>Report to the Annual Ordinary Assembly</i>	388

Year-End Report389
Starting a New Fiscal Year With a Shortfall390

PART 16 – Fees and Assessments

All About Condo Fees 393
Code Article 1026 – The Key to Condo Fees393
The Legal Requirement to Pay.....393
Purpose of Condo Fees395
Fees Are Not for the Use of Facilities.....396
Terminology: ‘Fees’ vs. ‘Dues’396
Requirement for a Reserve Fund397
Fees Must Be Paid Proportionally.....397
Due Date and Late Interest.....401
Tenants Also Have a Responsibility.....403
Owner’s Right to a Statement of Account.....403
Declaration of No Fees Owed Letter on Sale of Unit404
Special Assessments405
Administration Members Must Be Up-to-Date.....406
Administrator Collects Fees and Reports on Delinquencies406

Collecting Overdue Fees..... 409
Ability to Force an Owner to Sell.....409
This Is An Expensive Proposition410
Have A Collection Policy.....411
Outline of a Typical Collection Policy411
Make Sure You Know Who Owns the Unit.....414
Don’t Underestimate the Personal Touch.....415
Dealing With Mexican Owners on a Personal Level416
Keep a File on Each Overdue Owner416
Follow-up on Their Promises to Pay417
When the Delinquent Owner is a Mortgagee418
Applying Partial Payments418
Consider a Collection Agency418
Time to Turn Things Over to a Lawyer (Abogado).....419
No More Threats – Time for Action421
What You Need to Go Ahead With Your Lawsuit422
Your Suit Might Not Finish.....424
Publicising Your Debtors.....424
Do Not Withhold Services or Restrict Access to Property426
Restricting Access to Water427

PART 17 – By-laws and Regulations

Overview of Condo By-laws..... 431
Quick Facts About By-laws.....431
Ranking of Regulations431

<i>Minimum By-law Requirements</i>	432
<i>Suggestions for More By-law Items</i>	432
<i>Changing Your By-laws</i>	434
<i>Getting Community Support for By-law Changes</i>	435
<i>Republish the Full By-laws</i>	436
<i>Don't Forget to Publicly Register Your By-laws</i>	436
<i>Pay Attention to the Order of Your Assemblies</i>	437
<i>By-law Language Must Not Be Vague</i>	437
<i>When By-laws Aren't Authored in Spanish</i>	438
<i>Terms Must Agree With the Condo Legislation</i>	439
<i>Be Reasonable</i>	442
<i>Enforcement of By-laws</i>	442
<i>Problems With Non-Owner Tenants</i>	444
<i>Financial Penalties and Sanctions</i>	444
Special Considerations for By-laws	449
<i>Paint Colours and Architectural Standards</i>	449
<i>No Pets or Kids</i>	453
<i>Don't Get in a Flap Over Flags</i>	454
<i>Noise Problems</i>	454
<i>Avoid Unnecessary Restrictions</i>	455
PART 18 – The Transfer From the Developer	
Overview of the Transfer	465
<i>Developers – Law vs. Reality</i>	465
<i>What is the Transfer?</i>	465
<i>When Does the Transfer Take Place?</i>	466
<i>Getting Ready for the Transfer</i>	468
<i>What Does the Transition Team Do?</i>	469
<i>Meetings With The Developer</i>	470
Preparing for the Transfer	471
<i>Get a Copy of the Escritura Constitutiva</i>	471
<i>Plans and Drawings Are Important</i>	474
<i>Try to Get the Minimum Condo Records</i>	475
<i>Make an Inventory of Assets</i>	478
<i>Your Condo By-laws</i>	479
<i>Fix Construction Issues Before the Transfer</i>	480
<i>Inspect the Common Property Buildings and Structures</i>	481
<i>Construction Problems: Gated Community Perimeter Wall</i>	481
<i>Construction Problems: Salitre</i>	482
<i>Dealing With Salitre</i>	485
<i>Construction Problems: Drainage</i>	486
<i>Construction Problems: Mould</i>	487
<i>Construction Problems: Wood Rot</i>	487

Construction Problems: Termites488
Construction Problems: Septic Systems.....491
Your Goal is a Zero-Sum Transfer492
Continuity of Common Property Services492
Make Sure Utilities Are Paid Up495
Make Sure There Are Reserve Funds.....499
Your First Owner-Administration500

PART 19 – Effective Communications

Communications from Owners 503
Written Communications503
Verbal Communications.....504
Internal Communications 507
Tips for Effective Communications..... 509
Send Out Council Meeting Minutes.....509
Send Out Council Decisions and Condo Policies.....509
Send Out Quarterly Financial Reports.....509
Send Out Committee Status Reports510
Publish a Condo Directory (Contact Sheet)510
Consider a Condo Newsletter511
Have a Condo Web Site511
Create a Welcome Pack512

PART 20 – Resolving Disputes and Conflicts

Dealing With Complaints 517
Complaints About Your Condo’s Administration517
Complaints About an Owner520
Dispute Resolution 525
Mediation Is Better Than Court525
Your Council Must Arbitrate Owner Disputes525
Four-Stage Resolution Process525
Council-Led Mediation (Internal Resolution).....526
Internal Resolution: Overview.....527
Internal Resolution: Step 1 – Gather Information527
Internal Resolution: Step 2 – Get Specific Suggestions532
Internal Resolution: Step 3 – Get an Agreement534
Internal Resolution: Step 4 – Follow-Up534
Lawyer-Led Mediation (External Resolution)535
Dealing With People..... 537
It’s All About Attitude.....537
What Are Difficult People?.....537
The Administration’s Perceptions of Owners538
The Owners’ Perceptions of the Administration540
Character Assassination541

Don't Wash Your Dirty Linen in Public.....544

PART 21 – Dissolution of the Condo

 Dissolving a Condo Regime 549

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Appendix A – More Resources

 JaliscoCondos.org Web Site 553

 Other Available Books 554

Jalisco Condo Law In English554

Practical Guide to Buying Property in México.....556

Upcoming Books from JaliscoCondos.org..... 558

How to Prepare & Track a Condo Budget – a step-by-step tutorial558

How to Carry Out Your Own Condo Reserve Study.....558

How To Write Effective Condo By-Laws.....559

Appendix B – Language Conventions

 Spanish Terms.....561

 Gender Neutral Terms.....561

 Language and Spelling Used in this Book561

Index

Introduction

Are there correct and legal procedures that all condos in the state of Jalisco must follow? YES! YES! ... and ABSOLUTELY YES!

- *If you're part of a condo administration, or thinking of volunteering, don't you think you should know what the condo law says?*
- *If you own a condo, or are considering buying into one, wouldn't it help to have a resource with the information you need to discover whether your condo is following the correct procedures?*

You might find this strange, but when my wife and I bought a home in a Mexican condo several years ago, we didn't realise that it was a condo. Where we came from north of the border, condos were only ever apartments or townhouses – we had never seen individual lots or homes in a condo before. This is common in México.

This book resulted from my own frustration with trying to find accurate information about how a Mexican condo is supposed to work.

I discovered that there was no single source for this information, and that there were many misconceptions and inconsistencies. Not surprisingly, there are significant differences between Mexican condo law and condo laws north of the border.

I was amazed to discover that some condo owners (including those involved in the administration of their condos) were unaware that state condo legislation even exists. Many were either just applying their “knowledge” about condos from up north, or flying by the seats of their pants.

The Jalisco condo law clearly defines the administrative structure and operation of a condo. Amazingly, many of those I met who were aware of the law, weren't following it.

Standard practice seems to be based more on local "tradition" and opinion, than on any legal procedures.

Unfortunately, the consequences of not following proper procedures in your condo can range from disorganisation and conflict, all the way to reduced property values and legal problems.

Do you want to know more about what you bought, what you're considering buying, or how a condo is supposed to be run?

Look no further. This is the single most complete resource available for condominium operation in the state of Jalisco – PERIOD.

At first, you'll find my book to be a learning tool – in fact, it can be used as a training manual for members of your condo administration. After you've learned the material, however, I believe you'll continue to refer to it often as situations come up in your condo ... and they will. A lot of effort was put into both the Table of Contents and the Index to make it a usable reference work.

I sincerely hope you'll find my book to be a valuable guide and resource. I hope it'll help you to not only resolve issues within your condo, but also avoid future problems by doing things the correct way.

Even if the final answer to your condo problem isn't here, my book will point you in the right direction to find a solution, and give you enough information to know if this solution makes sense.

Along with detailed explanations of the Jalisco condo law, I've also given you advice and tips based on my own personal experience with most of the issues that affect condos.

I believe you'll find many valuable and helpful insights that you can put into practice right away in your condo, and avoid many common problems.

Garry Musgrave

About Condominio Vista del Basurero:

For the purposes of various examples in this book, I've created a fictitious gated condo called "**Vista del Basurero**" – with 22 lots and houses, located in Puerto Vallarta.

This condominium, the names of the owners, the property management company, and all other names are fictitious. Any resemblance to a real condominium, real owners, or any real companies is purely coincidental and unintentional.

About JaliscoCondos.org:

JaliscoCondos.org is a web site committed to giving you the most comprehensive and accurate information available about owning and running a condo in the state of Jalisco.

Index

A

abogado (Mexican lawyer) 161,
187, 351, 369, 410, 414, 418,
419, 420, 421, 423, 425, 427,
469, 526, 535

A.C. (civil association)

See associations

ad hoc committees

*See committees: special committees
(ad hoc committees)*

administrador

See Administrator

Administrative Council (Board)

See Council (Board)

Administrator 65–68, 69–76,
77–80, 81–84

appointment of 65–68

first Administrator 65

minutes of assembly must be
registered 65

next Administrators 65

term 65

Council (can't be on) 50, 107

definition of 'Administrator' 49

duties of 69–76, 77–80

common property (main-
tains) 71

delinquencies (reports on) 406

duties must be in by-laws 432

fees (collects) 406

records (maintains official) 77–
80

reports (produces finan-
cial) 385–390

represents condo for lawsuits 69

responsibility (cannot del-
egate) 73

responsible to owners & Coun-
cil 69

lessening burden on volun-
teer 81–84

Assistant Administrator 81, 107,
433

Maintenance Manager or Com-
mittee 82, 129

sample management agree-
ment 84

management company (splitting
work with) 82–84, 349, 494

sample management agree-
ment 84

sample payment authorisa-
tion 84

powers (granting to) 60, 67,
156–157, 190

relationship with commit-
tees 126

relationship with Council 50–
51, 98–100

removal

forced removal

*fees must be up-to-date (if an
owner)* 406

impeachment by owners 95

removal by ordinary assem-
bly 67

resignation 67

responsibility (legal) 53–62

salary 51

foreigners need a work per-
mit 51, 74

hiring an outside administra-
tor 75

paying an owner-administra-
tor 74

talk to before buying 18

who should be your administra-
tor? 73–74

agenda

- council meeting 166–169
- definition of ‘agenda’ 153
- terminology: ‘order of the day’ vs. ‘agenda’ 153–154
- ‘agenda’ not used for an assembly 153

AGM (Annual General Meeting)

See assemblies (condo owner meetings): Annual Ordinary Assembly

aguinaldo (Christmas bonus) 353, 368

aljibe (water cistern) 370

amparo 100, 157
definition of ‘amparo’ 100

Anniversary of the Mexican Revolution 454

Annual Ordinary Assembly

See assemblies (condo owner meetings): Annual Ordinary Assembly

apellido paterno & materno (family name) 269

arbitration

See also disputes

- at assembly (trained abogado) 161, 187
- for collection of overdue fees 420
- labour boards 350

architectural standards

See rules of construction (architectural standards)

Archivos expandibles (expandible archives) 326

asociación civil (civil association)

See associations

asociaciones de colonos (homeowners associations)

See associations

asamblea (assembly)

See assemblies (condo owner meetings)

assemblies (condo owner meetings) 149–162

See also meetings (council, committee, & misc.)

- advance notice of 153
- Annual Ordinary Assembly 65, 66, 91, 93, 98, 121, 123, 134, 139, 192, 292, 308, 309, 388, 437
- authority (ultimate) 149

- call notice for 72, 116, 150–153, 154, 155, 186, 198, 289, 304
- definition of ‘call notice’ 150–153

- must be in Spanish 151
- must include the Order of the Day 152

- template (call notice) 153

- chairing an 160–161, 249–258

See also rules of order: chairing a meeting or assembly

- sample chairing guide 191, 246, 257

- script (using) 160, 191

- Chair (presidente de la asamblea) 160, 187, 200
- definition of ‘assembly’ 49
- efficient assembly (holding an) 162

- extraordinary assembly 195–206
- advance notice of 195

dissolving the condo 197–198
 forcing an owner to sell 197
 frequency (no minimum) 195
 improvements 196–197
 minutes of 205–206
 passing resolutions at 198–200
 quorum (there is none) 198
 second call (there is none) 198
 subjects that can be discussed
 at 195–196
 typical meeting plan for 200–
 205
 ‘notario-friendly’ assem-
 bly 159–160
 notice (lack of adequate) 156
 order of the day 95, 152,
 153–154, 155, 159, 160, 161,
 162, 186, 188, 191, 198, 201, 219,
 242, 243, 244, 245, 249, 255,
 289, 291, 292, 369, 388
 definition of ‘order of the
 day’ 154
 must be followed 154
 must be included in call no-
 tice 152
 terminology: ‘order of the day’ vs.
 ‘agenda’ 153
 ordinary assembly 181–194
 advance notice of 181
 frequency (at least once a
 year) 181
 minutes of 191–193
 passing resolutions at 186–187
 quorum 183–184, 188, 283–
 284
 second call 185
 subjects than can be discussed
 at 181–182
 typical meeting plan for 187–
 191
 powers (granting at) 156–157
 recording of 161
 resolutions are binding 155

rules of order for 241–246
See also rules of order
 sample “Owners’ Guide to As-
 semblies” 150, 191, 240
 Secretary of 187, 200
 terminology: ‘assembly’ vs.
 ‘meeting’ 149–150
 types of assemblies 150

assessments

See fees

associations

civil associations (A.C.) 5, 7, 12
 condo associations 8, 14, 394
 homeowners associations 4, 5,
 13, 49, 89, 317, 409
 condo law eliminates owner as-
 sociations 6–7, 13

B

bank account

See finances (of condo): bank
 account

bidding (open) 113

bienes comunes

See common property

Board (of Directors)

See Council (Board)

budget (operating) 365–384

approval of budget & fees 383
 getting community sup-
 port 380–383
 definition of ‘budget’ 366
 detail (how much) 384
 examine before buying 16
 fiscal year of condo 365–366
 income 378

- operating & maintenance expenses 367–371
 - committees 371
 - improvements not included 372
 - insurance 371
 - ‘Misc.’ account (don’t have) 371
 - misc. expenses (itemised) 371
 - payroll expenses 367
 - repairs & maintenance 370
 - services (common property) 368
 - services (professional) 368
 - supplies 370
 - utilities 369
 - web site 371
- reserves 374–377, 375–378
 - are required by law 41, 376, 377, 393, 395, 397, 499
 - balance carried forward 379
 - Council (Board) must verify 100
 - definition of ‘reserves’ 375
 - examine before buying 17
 - expenditures against 376
 - investment of 376
 - monthly financial report (must be included in) 70, 387
 - property values (reserves protect) 17, 60, 376, 377, 384
 - reserve funding must be in by-laws 432
 - reserve study 377, 379, 381, 491, 492, 499
 - first reserve study* 478
 - special assessments (help avoid) 17, 60
 - transferred from developer 499
- sample budget 371
- structure of a condo budget 366
- surpluses & shortfalls 378
 - cash flow analysis 379
- by-laws 431–448, 449–462
 - be reasonable 442
 - changing of 39, 434
 - community support for changes (getting) 435–436
 - order of assemblies 437
 - procedures must be in by-laws 432
 - public registration required 436
 - republish full by-laws 436
 - enforcement of 442–444
 - non-owner tenants 444
 - examine before buying 18
 - language 437–438
 - must be in Spanish 438
 - terms must agree with condo law 439–442
 - overview 431
 - penalties & sanctions 444–447
 - wait until second or repeat offense 521
 - restrictions (avoid unnecessary) 455–462
 - rules & regulations
 - architectural rules 449–452
 - business activity 42, 101, 461
 - limitation of business activities must be in by-laws* 432
 - flag rules 454
 - minimum legal requirement 432
 - more suggested articles* 432–434
 - noise 454
 - paint colours 449–452
 - restricting pets & kids 453
 - sample notice of violation 522
 - Spanish (must be in) 438
 - violations discovered by administration 522

C

- cal (lime) 483
- castillos 482, 483
- CFE (electrical utility) 496

chairing (assembly or meeting)

See rules of order: chairing a meeting or assembly

character assassination 541–544**civil association (A.C. or asociación civil)**

See associations

Civil Code (of the State of Jalisco) 9, 10

See also condo law

‘Jalisco Condo Law in English’ (book) 10, 61, 554

civil law system 3, 156, 556

‘Practical Guide to Buying Property in México’ (book) 556

‘Understanding Mexican Law’ 10

cobranzas (collection agencies)

See fees: collecting overdue fees

Código de Procedimientos Civiles del Estado (Code of Civil Procedures of the State) 72, 409**Código Fiscal de la Federación (Federal Tax Code) 346****collection agencies**

See fees: collecting overdue fees

Comisión Federal de Electricidad

See CFE (electrical utility)

Comisión Nacional del Agua

See CONAGUA

comité de vigilancia (Oversight Committee)

not used in Jalisco 87

comités

See committees

committees 121–124, 125–128, 129–138, 139–146

advantages of 125

Chair of 142

common committees 129–138

Communications Committee 134

Construction Committee 131

Rules of Construction 98

sample forms 131

Events Committee 136

Financial Audit Committee 134

Maintenance Committee (or Manager) 82, 129

Nominating Committee 137

Rules & By-laws committee 132

Security Committee 133

Welcoming Committee 135

councillors shouldn't be on committees 127

ex officio members of 144

mandate of 139

practices for (recommended) 139–146

set out a clear mandate 139

quorum 143, 457

relationship with Administrator & Council 126

relationship with owners 125

reports 143, 510

special committees (ad hoc committees) 122–124, 137

creation of 141

standing committees 121–122, 455

committee rules must be in by-laws 432

don't call for a fixed number of members 456

voting 143

common property 3, 26, 36, 71, 100
 changes to 44
 co-ownership of 3, 20, 23, 46
 assembly votes in proportion to 59, 186, 198, 245, 400
 condo rights 25, 36, 184, 281–282, 396, 399, 426
 contribution towards restoration based on 198
 definition of ‘co-ownership’ 30–31
 dissolving condo in proportion to 549
 fees paid in proportion to 37, 59, 383, 393, 405
 law governing 31
 owners rights & obligations proportional to 432
 quorum for ordinary assembly based on 183
 definition of ‘common property’ 29–30
 exclusive use 20
 improvements to
 approved at extraordinary assembly (required) 19, 45, 49, 100, 195, 196–197, 382
 register the assembly minutes 206
 voting on 202, 295
 bids (getting) 113
 budget (not included in) 372, 382
 included in monthly report 388
 Council (Board) cannot authorise 101
 inform owners of progress 114
 special fees 19, 195, 196, 197, 295, 382, 395, 396
 supervision & monitoring of (required) 45, 72, 100
 can be by committee 122–124
 work not allowed 45

maintenance of 4, 44
 administration required to carry out 38, 53, 71–72, 100, 382, 384, 405
 fees (can’t withhold for lack of) 394
 Maintenance Manager (or Committee) 82, 126, 129–130
 management company 82–84
 paying for
 by fees 41, 345, 366, 367–371, 393, 396, 400
 by special assessment 405–406
 whether used or not 37, 396
 property values (affects) 16, 18, 60
 provision of access for 36
 reserves (planned long-term maintenance) 17, 376
 transfer (continuity after) 492–495
 non-use of 37
 repairs to 18, 367, 370, 374, 376
 administration required to carry out 38, 53, 71, 100, 384
 bids (getting) 113
 damage from construction 452
 paying for
 by owners & renters 403, 521
 by special assessment 17, 395, 405
 whether used or not 37, 396
 provision of access for 36
 transfer (during) 479, 480–481
 urgent / emergency 44, 71, 163, 170, 196, 405, 433
 communications 503–506, 507–508, 509–514
 from your owners
 complaints
 See disputes
 don’t dismiss owners’ concerns 505

- in writing 503–504
- verbal (avoid) 504
- rules of order (communicating to owners) 240
- Spanish (documents in) 115–117
- to your owners 114–115
 - consider a newsletter 511
 - have a web site 511
 - publish a directory 510
 - send out committee reports 510
 - send out council minutes 509
 - send out decisions & policies 509
 - send out quarterly reports 509
 - welcome pack 512
- within administration 507–508
 - include all members 507
- complaints**
 - See disputes*
- CONAGUA** 11, 427
- condo**
 - See condominium*
- condo associations**
 - See associations*
- condo law** 23–32
 - avoiding law (cannot even with owner agreement) 58–60
 - consequences of not following 55–57
 - assemblies & by-laws may not be valid 57
 - ‘Jalisco Condo Law in English’ (book) 10, 61, 554
 - just follow the law 60
 - specific articles (references to)
 - 961 to 1000 (co-ownership) 31, 59, 549
 - 1001 (definition of condo) 23
 - 1001 to 1038 (entire condo law) 13, 23
 - 1002 to 1005 (types of condos) 26
 - 1006 (condo regime & by-laws) 24, 38, 42, 59, 73, 101, 121, 378, 393, 402, 432, 435, 461, 525, 549
 - 1007 (common property) 29, 69, 478
 - 1008 (rights of owners) 35, 396, 455
 - 1009 to 1010a (responsibilities of owners) 41, 43, 59, 69, 97, 122, 131, 149, 372, 405, 449
 - 1011 to 1013a (Administrator) 49, 65, 75, 149, 191, 406, 465
 - 1012 (duties of Administrator) 51, 69, 77, 97, 122, 123, 150, 172, 323, 325, 326, 329, 339, 365, 385, 388, 393, 402, 405, 406, 422, 475
 - 1014 to 1018 (Administrative Council) 50, 91, 149, 191, 393, 406
 - 1016 (paying councillors) 51
 - 1017 (duties of Council) 50, 69, 97, 99, 111, 163, 164, 334, 385, 405, 509
 - 1019 to 1025 (assemblies) 149
 - 1019 (ultimate authority) 49, 149
 - 1020 (ordinary assembly) 41, 91, 122, 181, 311, 365, 366, 383, 385, 389
 - 1021 (extraordinary assembly) 195
 - 1022 (calling an assembly) 95, 150
 - 1023 (quorum & voting) 183, 188, 265, 366
 - 1024 (assembly Chair) 187, 304
 - 1025 (call notice) 153

- 1026 (payment & reserves) 25, 41, 56, 59, 149, 376, 393, 395, 397, 471, 473, 499
- 1026 to 1030 (fees) 393
- 1028 (late interest) 401
- 1029 & 1029a (owners' accounts) 69, 91, 97, 105, 402, 403, 404
- 1030 (no deficit) 59, 380, 393, 395, 405
- 1031 (owner disputes) 97, 522
- 1032 (forced sale) 69, 149, 196, 200, 291, 409, 443
- 1033 (evicting non-owners) 69, 403, 409, 444
- 1034 (dissolution) 59, 149, 549
- translation (get a quality one) 61
- where is the condo law? 23

condo meetings

See assemblies (condo owner meetings)

condominium

administration (body)

See also Administrator; See also Council (Board)

carry out duties under observance by the owners 97

ex officio members of committees 144

four-part structure 49–50

relationship between Administrator & Council 50

benefits of ownership 4

buying tips 15–22

classifications of 26

compound 26

duplex 28

horizontal 27

most common 29

municipal services condo 28

nonresidential 27

residential 27

simple 26

vertical 27

creation of 24–26

definition of 'condominium' 3

differences from a fraccionamiento 11–14

duplexes 28

municipal services condominiums 28

public vs. private 28

regime (legal entity) 7

creation 24–26

dissolution 549

residential vs. nonresidential 27, 42

limitation of business activities must be in by-laws 432

condóminos (owners)

See owners (of condo units)

Condo President (doesn't exist) 105

condo rights

See common property: co-ownership of

conflict of interest 171–172

consejo de administración (Administrative Council)

See Council (Board)

constitution (of condo)

See escritura constitutiva (founding document)

Constitution (of México)

property ownership 398

contingency

See budget (operating): contingency

co-ownership (of property)

See common property: co-ownership of

Council (Board) 87–90, 91–96, 97–104, 105–110, 111–118

appointment of 91–96

minutes of assembly must be registered 91

term 91

authority (overstepping) 101–102

councillors (members of Council)

committees (shouldn't be on) 127

don't call for a fixed number 109, 456

odd number not necessary 108

removal of

automatic 93, 406

recall 94

resignation 92

salaries 51

foreigners need a work permit 51

term 91

definition of 'Council' 50

duties of 97–104

act for the owners 97

carry out duties under observance by the owners 97, 111–118

duties must be in by-laws 432

maintain common property 100

work with the Administrator 98

ex officio members of committees 144

granting of powers to 60, 67, 93, 106, 156–157, 190, 308

impeachment of (by owners) 95

legal responsibility of 53–62

carry out duties under observance of the owners 97, 111–118

makeup of the Council 105–110

Administrator can't be on Council 107

Chair/President 105

Council Secretary 107

recommended makeup 108

Treasurer (not used) 106

Vice-President 106

open & transparent (required) 111–118

bidding must be open 113

sample Scope of Work 113

closed meetings not permitted 112

owners must be invited to all meetings 112

relationship with Administrator 50–51, 98–100

relationship with committees 126

terminology: 'Council' vs. 'Board' 87–90

who should be on your Council? 102–103

council meetings

See meetings (council, committee, & misc.)

cuotas (fees)

See fees

D**deber fiduciario (fiduciary duty)**

See duty of care (of administration)

directores (directors) 88

*See also Council (Board):
councillors (members of Council)*

disputes 517–524, 525–536, 537–546

- between owners
 - Council must mediate 522, 525
 - external resolution
 - lawyer-led 535
 - four-stage resolution process 525–526
 - internal resolution
 - Council-led 526
 - overview of 527
 - step 1 – gather information 527–532
 - step 2 – get specific suggestions 532
 - step 3 – get an agreement 534
 - step 4 – follow-up 534
 - mediation better than court 525
- complaints 517–524
 - about an owner 520–523
 - are they guilty? 520
 - Council must act on a complaint 520
 - does by-law or rule exist? 520
 - holding a hearing 522
 - notify the violator 521
 - parties must try to resolve themselves 520
 - rules must be applied fairly 520
 - about the administration 517–519
 - abusive or insulting 517
 - reasonable 519
- dealing with people 537–546
 - administration’s perceptions of owners 538–540
 - attitude 537
 - character assassination 541–544
 - owners’ perceptions of administration 540–541
 - what are difficult people? 537–538

- don’t wash dirty linen in public 544–545
- procedures must be in by-laws 432

dissolution (of condo regime) 549

- procedures must be in by-laws 432

dues

- See fees*

duty of care (of administration) 53, 54, 401

- common failures of 54

E

easements 36, 440, 452

- definition of ‘easement’ 36

elections (at assemblies) 303–306, 307–320

- appointments are not elections 304
- avoid elections if possible 307–312
 - preventing nominations from the floor 242, 312
 - vote for a list of candidates 303
- ballots (using) 313–314
 - keeping of 316–317
 - sample ballot 152
 - validation of 315–316
- condo law and 303
- extraordinary assembly (at) 304
- ordinary assembly (at) 304
- partial voting (avoid) 314
- policy (adoption of) 303
- show-of-hands vote
 - avoid for candidates 314
 - Chair & Secretary of assembly 290
- who wins? 317–319

'El Estado de Jalisco' (official publication) 96

employees 349–362

accountant (may need to hire an) 352, 361
 cost of employee benefits 360
 expenses (employment) 352–353

aguinaldo (Christmas bonus) 353

profit sharing 353

seniority bonus 352

vacation bonus 352

hiring direct employees

(avoid) 349

other issues to consider 349

laws (labour & social security) 350

payroll deductions 351–352

IMSS (social security) 351

income tax 351

INFONAVIT (housing fund) 352

SAR (retirement fund) 352

support payments 352

rules (general employment) 353–359

day care 358

discrimination 357

do we need to comply? 361

employment certificates 353

health & safety 358

maternity leave 357

minimum age 357

overtime pay 354

paid holidays 356

payment of salary 353

tools & materials 357

training 357

vacation time 356

work breaks 354

working days 355

working hours 354

termination & severance

pay 359–360

types of employment 350

escritura constitutiva (founding document) 7, 9, 24, 30, 77, 79, 192, 345, 423, 428, 431, 440, 441, 465, 471, 472, 475, 479

definition of 'escritura constitutiva' 24

estatutos (statutes)

See statutes

exclusive-use common

property 20, 21

F

Federal Labour Law 350

Federal Tax Code 346

fees 393–408

administration must be up-to-date to serve 406

Article 1026 is the key 393

collected by Administrator 406

receipts for 406

collecting overdue fees 409–428

collection agency (consider

a) 418

collection policy (using) 411

outline of typical policy 411–414

don't withhold services or restrict

access to property 426–427

restricting access to water 427

follow-up on promises to

pay 417

forcing an owner to sell 72, 409

an expensive proposition 410

keep a file 416

make personal contact 415

Mexican owners (dealing with) 416
 mortgagees (delinquent) 418
 partial payments (applying) 418
 publicising your debtors 424
 reports (on delinquencies) 406
 templates (collection letters) 405, 414
 title holder only is responsible 414–415, 426
 turning over to lawyer (abogado) 419–421
 judge-led arbitration 420
 lawsuit may not finish 423
 lawyer-led mediation 419
 no more threats – act 421–422
 what you need to go ahead 422
 confirmation letter (of no fees owed) 404
 sample confirmation letter 405
 due date for 402
 late interest charge 401–402
 legal requirement to pay 393–395
 owner’s statement of account 403
 paid proportionally (fixed fees not allowed) 59, 61, 397–401, 476
 payment basis must be in by-laws 432
 purpose of 395
 not for use of facilities 396
 reserves are required 397
 sample request for payment 395
 sample statement of account 404
 special assessments 18, 405–406
 basis of paying 281, 409, 418
 caused by insufficient reserves 17, 60, 376, 377

must be charged to prevent a deficit 380, 390, 395, 405, 476
 terminology: ‘fees’ vs. ‘dues’ 396

fiduciary duty (of administration)

See duty of care (of administration)

finances (of condo)

administered by Administrator 70
 bank account 345–348
 commercial account 345–346
 property management company account 346–347
 reports 385–390
 at annual ordinary assembly 388–389
 monthly report 385–387
 improvements now included 388
 sample 387
 owner’s statement of account 403
 quarterly report 388, 509
 year-end report
 yearly financial statement 390
 starting fiscal year with a short-fall 390

Flag Day 454

FM2 / FM3

See visas

fraccionamiento (fracc) 5, 6, 409, 428
 differences from a condo 11–14

G

gerente (Manager) 439

H

Hacienda (Secretaría de) 346, 493

homeowners association

See associations

I

improvements (to common property)

See common property: improvements to

IMSS 350, 351, 358, 367, 493

See also employees

income tax department

See Hacienda (Secretaría de)

income tax number

See RFC (Registro Federal de Contribuyentes)

independence celebrations (month of September) 454

INFONAVIT 352, 367

See also employees

inspector (property inspection) 15, 16, 481, 484

Instituto del Fondo Nacional de la Vivienda para los Trabajadores (Institute of the National Housing Fund for Workers)

See INFONAVIT

Instituto Mexicano del Seguro Social (Social Security Institute)

See IMSS

J

'Jalisco Condo Law in English' (book) 10, 61, 554

Jalisco condo law / legislation

See condo law

junta directiva (board of directors) 87

See also Council (Board)

L

labour law

See employees

law / legislation (condo)

See condo law

legal entity 24, 149

definition of 'legal entity' 8–9
general laws governing 9–10

legislation (governing condos)

See condo law

Ley del Escudo, la Bandera e Himno Nacionales (Law of the Coat of Arms, Flag, and National Anthem) 454

Ley del Seguro Social (Social Security Law) 350

See also employees

Ley Federal de Trabajo (Federal Labour Law) 350

See also employees

Ley Orgánica Municipal (Municipal Bodies Law) 5

libros de actas (minute books) 79, 325

M

Maintenance Manager (or Committee)

See common property: maintenance of

maintenance (of common property)

See common property: maintenance of

maintenance (of condo units)

See unit (condo): maintenance of

mediation

See also disputes

for collection of overdue fees 419

meetings (condo owners)

See assemblies (condo owner meetings)

meetings (council, committee, & misc.) 163–172, 173–174, 175–178

closed or in-camera meetings & executive sessions not allowed 112, 165–166

committee meetings 173–174
advance notice 173

no minimum frequency 173
public meetings (mandatory) 173

quorum 143, 457
sample notice & agenda 173

council meetings (board meetings) 163–172

advance notice 163–164
agenda 166–169

sample agenda 112, 169

conflict of interest 171–172

decisions made outside the meeting 170

must be held at least monthly 99, 164

no in-camera or executive sessions 165

public meetings (mandatory) 163

quorum 169–170, 457

sample meeting notice 112, 164

sample reports 338

voting on motions at 170

information sessions 176

owners must be advised & invited 112

terminology: ‘assembly’ vs. ‘meeting’ 149–150

town hall meetings 176–177

working sessions 175–176

members of Council (Board)

See Council (Board): councillors (members of Council)

mes de la patria (month of Independence) 454

Mexican Constitution

See Constitution (of México)

mexican taxes

See Hacienda (Secretaría de)

Ministerio Público (Public Attorney’s Office) 99

Ministry of the Treasury

See Hacienda (Secretaría de)

minutes (of assemblies & meetings)

assembly minutes 191–193, 205, 323–328

approved at the assembly 157, 323

contents of 327

- distribution of 328
 - format of (physical) 324–326
 - must be in Spanish 324
 - registering assembly minutes 57, 158, 190, 191–193, 197, 323–324, 325, 329, 331, 341, 369, 465, 468, 476
 - assembly where Administrator appointed* 65
 - assembly where by-laws changed* 205
 - assembly where Council elected* 91
 - assembly where improvements approved* 206
 - assembly where you decide to sue an owner* 192, 197, 410
 - definition of ‘public registration’* 323
 - designation of a representative* 158, 190, 205, 293, 305
 - what you need* 326–327
 - template (assembly minutes) 159, 160, 162, 193, 206, 323, 325
 - attachments (all minutes must have) 65, 77, 78, 100, 126, 140, 144, 172, 191, 323, 326, 329, 330, 334, 335, 338, 339, 340, 435, 509
 - committee meeting minutes 143, 174, 341–342
 - distribution of 341
 - format of (physical) 341
 - no registration needed 341
 - sample minutes 341
 - council meeting minutes (board meetings) 172, 329–340
 - contents of 331–332
 - distribution of 340
 - format of (physical) 329–331
 - misc. practices 338–340
 - no registration needed 329
 - sample minutes 172, 338
 - typical outline 332–338
 - examine minutes before buying 19
 - Municipal Bodies Law (Ley Orgánica Municipal) 5
- ## N
- Napoleonic Code 3
 - National Water Commission
 - See* CONAGUA
 - notario (civil law notary) 24, 57, 58, 65, 73, 91, 158, 159, 160, 161, 187, 190, 191, 192, 193, 205, 323, 325, 326, 327, 330, 331, 369, 404, 418, 428, 454, 458, 469, 473
 - definition of ‘notario’ 24
- ## O
- open and transparent administration 111–118
 - open bidding process 113
 - Order of the Day (orden del día)
 - See also* assemblies (condo owner meetings): order of the day
 - definition of ‘order of the day’ 154
 - terminology: ‘Order of the Day’ vs. ‘Agenda’ 153–154
 - owners association
 - See* associations
 - owners meetings
 - See* assemblies (condo owner meetings)
 - owners (of condo units)
 - definition of ‘owner’ 35

must be title holder of the unit 35, 270, 285, 92, 426
 obligations of 41–46
 comply with condo law & by-laws 41
 hold an annual assembly (AGM) 41
 pay condo fees 41
 restricted activities 42–43
 rights of 35–40
 equal & fair treatment 38
 owners' rights must be in by-laws 432
 participation in administration 37
 quiet enjoyment 36
 sample FAQ for new owners 512

P

papelería (stationery store) 326

penalties & sanctions

See by-laws: penalties & sanctions

power of attorney (poder) 99

See also proxies

from a trust holder 35, 286, 415
 granted at an assembly to Administrator & President 60, 67, 69, 93, 106, 156–157, 190, 308, 309, 345

'Practical Guide to Buying Property in México' (book) 492, 491, 10

President of Condo (doesn't exist) 105

private unit

See unit (condo)

proportional ownership (of common property)

See common property: co-ownership of

protocolise 57, 65, 91, 158–159, 190, 191, 192, 193, 197, 205, 293, 305, 323, 324, 325, 326, 327, 329, 341, 410, 411, 436, 465, 468, 476

definition of 'protocolise' 159, 323

proxies 261–264, 265–268, 269–274, 275–278

accept by email & fax 272

adopting use of 268, 273

assemblies (use at)

 extraordinary assembly 265–266

 ordinary assembly 266–268

quorum 276, 283–284

 validating proxies 275–276

 vote by proxy (recording of) 276

changing 272, 276

condo law and 261

definition of 'proxy' 261

destruction of proxy forms 277

disadvantages of 262

 uninformed voting 262–263

 voting blocks 262

general vs. limited 271–272

 avoid general proxies 275

must be from title holder of unit 270, 286

Robert's Rules and 263–264

submitted to an authority 271

template (proxy form) 268, 270

Public Attorney's Office 99

Public Registry of Property 65, 91, 158, 192, 193, 286, 471

R

records (official condo

records) 77–80

computer records vs. bound

record books 78

kept (how long) 79

maintained by Administrator 77

minutes must have attachments 78

optional records 77

required records 77

régimen del condominio

See condominium: regime (legal entity)

registration (public)

See protocolise

Registro Federal de

Contribuyentes (RFC) 346

Registro Público de la

Propiedad (Public Registry of Property) 65, 91, 158, 192, 286

reglamentos

See by-laws

repairs (to common property)

See common property: repairs to

reserves

See budget (operating): reserves

reunión (meeting) 439, 440

RFC (Registro Federal de

Contribuyentes) 346

Robert's Rules

See rules of order: Robert's Rules

rules of construction

(architectural standards) 98, 449–452

rules of order 152, 161, 162,

172, 175, 188, 201, 209–216, 217–240, 241–246, 247–248, 250, 252, 256, 257, 262, 263, 264, 267, 291, 312, 339, 340, 431, 433, 457

adopting an authority 215

recommended changes to 241

excluded motions 242–244

applied to a condo 212–213, 215

assemblies (for) 241–246

dealing with secondary motions 245

discussion on motions 245

preventing nominations from the floor 244, 312

recommended changes 241

excluded motions 242–244

time limiting speakers 245

chairing a meeting or assembly 105, 106, 142, 160–161,

162, 187, 188, 191, 200, 201, 205, 218, 219, 220, 221, 222, 223,

224, 225, 226, 227, 228, 229,

230, 231, 232, 233, 234, 235,

236, 237, 238, 239, 240, 243, 245,

248, 249–258, 282, 283, 290,

292, 293, 294, 304, 312, 327,

333, 338, 340

appealing the Chair's rulings 239–240

Chair of the assembly 160

effective chairing 254–257

goal of the Chair 249

handling problem speakers 222

skills needed 250–254

things to avoid 254

voting rights of the Chair 223

- communicating rules to owners 240
- council & committee meetings (for) 247–248
 - abstaining from voting 248
- deliberative assembly (defined) 209
- explained 217–240
- motions and resolutions 57, 58, 78, 94, 108, 140, 143, 150, 155, 160, 170, 171, 172, 182, 186, 188, 189, 190, 197, 198, 199, 201, 204, 205, 211, 212, 218, 219, 219–220, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 235, 237, 238, 239, 242, 243, 244, 245, 246, 247, 252, 263, 266, 267, 275, 276, 282, 283, 284, 285, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 303, 304, 313, 327, 333, 338, 339, 382, 435, 436, 549
 - amending a motion 222–223
 - appealing rulings made by the Chair 239–240
 - debating a motion (discussion) 220–221
 - discussion before making a motion* 220
 - difference between ‘motion’ & ‘resolution’ 218
 - mover can’t oppose own motion 221
 - overview 218–219
 - passing resolutions by general consent 224, 292–294
 - secondary motions 160, 224–226, 291, 327
 - at an assembly* 245
 - incidental motions* 233–239
 - privileged motions* 226–228
 - subsidiary motions* 228–233
 - voting on a motion
 - See voting (at an assembly)*
 - voting rights of the Chair 223
 - wording of motions 219–220
- parliamentary procedure (defined) 210
 - basics of 211–212
- recommendations 240
- reference
 - incidental motions
 - Consideration by Paragraph or Seriatim* 235
 - Division of the Assembly* 236
 - Motions Relating to Methods of Voting* 236
 - Motions Relating to Nominations* 236
 - Objection to the Consideration of a Question* 235
 - Parliamentary Inquiry* 237
 - Point of Information* 237
 - Point of Order* 233
 - Request for Any Other Privilege* 238
 - Request for Permission to Withdraw or Modify a Motion* 237
 - Request to Read Papers* 238
 - Suspend the Rules* 234
 - privileged motions
 - Adjourn* 226
 - Call for the Orders of the Day* 228
 - Fix the Time to Which to Adjourn* 226
 - Raise a Question of Privilege* 227
 - Recess* 227
 - subsidiary motions
 - Amend* 231
 - Commit or Refer* 231
 - Lay on the Table* 228
 - Limit or Extend Limits of Debate* 230
 - Postpone Indefinitely* 232

Postpone to a Certain Time 230

Previous Question or Call for the Question 229

summary of rules 240

Robert's Rules 108, 158, 214, 215, 217, 218, 222, 223, 225, 237, 240, 241, 247, 263, 264, 273, 313, 332

adopting use of 215

citation conventions (in this book) 218

proxies (not allowed) 263

recommended version of 214

why needed? 209

only a means to an end 217

S

salitre

See transfer from the developer: construction problems: salitre

sanctions & penalties

See by-laws: penalties & sanctions

SAR 352, 367

See also employees

Secretaría de Trabajo y Previsión Social (Secretary of Labour and Social Welfare)

See STPS

Septic systems

See transfer from the developer: construction problems: septic systems

servidumbre (easement)

See easements

Sistema de Ahorro para el Retiro (System of Savings for Retirement)

See SAR

Social Security Institute (Instituto Mexicano del Seguro Social) 350

See also employees

Social Security Law (Ley del Seguro Social) 350

See also employees

Spanish language

assembly call notice must be in 151

assembly minutes must be in 324

by-laws must be in 39, 438

other documents provided in 115

state condo law / legislation

See condo law

statutes 6, 7, 9, 13, 14, 440

fraccs (for) 13, 14

not used for condos 440

See by-laws

STPS 357

See also employees

T

tax department

See Hacienda (Secretaría de)

tejas (clay roof tiles) 490

terminology issues

'assembly' vs. 'meeting' 149–150

- by-law terms must agree with
 - condo law 439
 - 'Council' vs. 'Board' 87–90
 - 'fees' vs. 'dues' 396
 - 'order of the day' vs. 'agenda' 153
 - tesorero (Treasurer) 439
 - not used in a condo 106–107
 - tinaco (roof-top water tank) 29
 - transfer from the
 - developer 465–470, 471–500
 - accounting (may be a lack of) 477–478
 - construction problems 480
 - drainage problems 486
 - gated community perimeter wall 481
 - inspect buildings & structures 481
 - mould 487
 - salitre 482–485
 - dealing with* 485–486
 - in building walls* 483
 - in perimeter wall* 485
 - on ceilings* 484
 - septic systems 491–492
 - termites 488–491
 - wood rot 487
 - definition of 'transfer' 465–466
 - developers – law vs. reality 465
 - documents (important to get)
 - escritura constitutiva 471–473
 - minimum condo records 475–478
 - assembly & council minutes* 475
 - by-laws* 479
 - financial statements* 476
 - inventory of assets* 478
 - plans & drawings 474
 - first owner-administration 500
 - getting ready for 468–469
 - goal is zero-sum transfer 492
 - reserves (make sure they exist) 499
 - services (common property) 492–495
 - general maintenance staff 494
 - pool maintenance 494
 - property management company 494
 - security guards 493
 - transition team
 - definition of 'transition team' 469–470
 - meetings with developer 470
 - utilities must be paid up 495–499
 - electricity 496
 - gas 499
 - misc. outside utilities 499
 - telephone 495
 - water 496
 - when does transfer take place? 466–468
 - transparency of
 - administration 111–118
 - Treasurer (not used in condo) 106–107, 439
- ## U
- unidad privativa (private unit)
 - See unit (condo)*
 - unit (condo)
 - changes & renovations to 43, 449
 - co-ownership of common property included in title 281, 426
 - definition of 'private unit' 441
 - forced sale of 197, 291, 409, 420, 422, 443
 - maintenance of 42
 - one vote per 285, 298, 314
 - sale of 404

understand what you own 19–21

urgent repairs (to common property)

See common property: repairs to

V

visas

inmigrante visa (formerly FM2) 326, 345, 423

no inmigrante rentista visa (formerly FM3) 326, 345, 423

Vista del Basurero 56, 103, 183, 186, 290, 296, 354, 400, 496

voting (at an assembly) 281–300

absentee votes (after an extraordinary assembly) 295–298
sample request 199, 298

get support BEFORE your assembly 299

sample request for input 203, 299

illegal voting 287

one vote per unit 285

registration of voters 287–289
sample registration sheet 289

passing a resolution 223, 289–290

items having no motion or vote 292

items that always need a motion 294–295

motions that can be passed by general consent 292–294

proportional voting must be used for resolutions (by condo rights) 281–282

exceptions to proportional voting 290–291

roll-call voting 284–285

rights of the Chair 223

scrutineers 187, 200, 282–283

sample scrutineer's instructions 284

spreadsheet for voting (using a sample spreadsheet & scrutineers' instructions 284

title holder only can vote 285

sample voting certificate 287

W

web site 511–512