



BELLALUZ

COMUNIDAD DE PROPIETARIOS

Minutes of the Committee Meeting held 15th October 2015

Location of meeting	General Community Offices, Las Sabinas
Attendees	Dennis French Anne McCartan Sue Waghorn Vicki Burgess Ashley Scott Ian Glover Mike McPherson Neil Conduit Juan Carlos Cabeza Martinez Jimmy Wood – Safety Advisor Amanda Schofield – Independent Consultants

The meeting commenced at 10.00am.

1. Apologies

All members of the Committee were present.

2. Safety

2.1 Risk Assessment Survey Actions

Dennis reported that works are being progressed according to the risk rating.

The post and rail fence adjacent to Villa 1 at the pathway edge to the garden area has been completed

The replacement of the handrail at the stairs between Palmeras (14) and Lilas (13) has been fitted.

ADMINISTRATOR: Juan Carlos Cabeza Martinez of J.C. INDEPENDENT CONSULTANTS

C.D.197 · La Manga Club · 30389 · Cartagena · Murcia · España
Tel: (0034) 968 33 83 42 · Fax: (0034) 868 864 289 · LMC Tel Ext: 4442
E-mail: bellaluz@jccabeza.es · website: www.bellaluzlamangaclub.com

An additional handrail has been installed adjacent to the steps at the end of Naranjos (9).

It was agreed that a solar powered, motion activated lamp would be the best solution to improve the lighting near the pool access gate.

A planter will be positioned near the top of the steps leading down to Plaza Fuente to reduce the risk of falling.

Planters will be located adjacent to the stairwell access to Rosas, 04.01-04 to reduce the risk of children falling through the archway at pavement level into the stairwell.

2.1 Fire Safety

Jimmy Wood agreed to liaise with the General Community Security team to advise on fire protection equipment to the new fire tender vehicle that will be supplied by the new Security contractor.

3. Applications

The following applications were reviewed.

3.1 01.10 Create window to bedroom

As no objections were received following publication of the application, the Committee approved the installation of an additional window, at low level when viewed externally, to match an existing adjacent window to the rear bedroom.

3.2 09.01 Terrace wall – replacement of block work with railings

As no objections were received following publication of the application, the Committee approved removal of four courses of block work from the section of the wall adjacent to the walkway and replacement with a railing of the same height.

3.3 17.11 Window relocation

As no objections were received following publication of the application, the Committee approved the application to bring forward the bedroom window into an existing alcove. This would match exactly modifications completed previously in adjacent apartments.

3.4 04.07 Terrace Construction

An application has been received for the conversion of existing step access to the existing patio doors at the rear of 04.07 to a small terrace. This would be similar to the terrace recently approved at the rear of 04.14

Subject to no valid objections being received following publication, the Committee recommend approval.

3.5 04.13 Terrace Construction

An application has been received for the conversion of existing step access to the existing patio doors at the rear of 04.13 to a small terrace. This would be similar to the terrace recently approved at the rear of 04.14

Subject to no valid objections being received following publication, the Committee recommend approval.

3.6 09.11 Balcony Construction

Application has been received for the re-validation of the approval issued in 2014, to construct a balcony at the south facing elevation of the building.

Subject to no valid objections being received following publication the Committee recommend re-validation.

3.7 Local 92 -Tom's Pizza

An application has been received to remove the existing door and window to this local and replacement with bi-folding doors extending across the width of both openings. The applicant has also asked for approval to clad the interior faces of the walls of the terrace with stone facing materials.

The Committee decided that before considering the application, additional information is requested from the applicant regarding the internal alterations associated with the changes to the façade and details of the type of licence for the new business that will be operating in the local.

4.0 Finance

4.1 Debtors

Dennis reported that the response of Inmogolf to the claim to recover the debt owed to the Community in respect of local 289, has taken the form of a counter claim from Inmogolf.

This requires the Community to respond to the court, which will lead to further delays.

Recent correspondence with owners who failed to pay the second half-year fees, advising of services disconnection and initiation of court action has resulted in payment in the majority of cases. The owners of two properties have failed to reach agreement for payment. Services will therefore be disconnected and court action initiated.

This brings the number of court cases with current owners to 11 in total. We are still pursuing court action against the previous owners of four properties, which are now under new ownership.

The Administrator's staff continues to monitor the payments for 25 properties with fees outstanding.

4.2 Accounts

Dennis presented the Income and Expenditure report for the period to the end of September (Appendix I) and confirmed that expenditure continues in line with the approved budget.

5. Gardening

Gardening works continue according to the contract schedule.

Vicki agreed to investigate with Antonio Miranda: -

Remedial works to the grass area at the front of Violetas (1).

Maintenance of the area above the pools and examination of a Yucca near to the bar area.

6. Maintenance

Planned preventative inspections and maintenance works continue according to the contract schedule.

Invitation to tender has been issued for the painting of Margaritas (3) and Naranjos (8).

Works are scheduled to commence in November to replace sectorisation valves at strategic junctions throughout the village. A schedule of planned water shut offs will be published on the website to minimise disruption.

Re-grouting of the pool is to be completed in November / December this year.

7. Administration

Dennis reported that work is progressing with the Gesfincas administration software to provide translation of headings in the accounts reports to aid understanding of the standard reports produced.

Ann McCartan will continue to help with the revalidation of pool access cards. A notice will be posted on the website to advise owners of planned deactivation of unregistered cards at the end of 2015 pending revalidation.

Dennis read a card received from Margaret Gates, thanking the Administration staff, and the Committee for their work on behalf of all owners.

8. Website

Mike McPherson reported there have been no operational problems with the website since the previous meeting.

9. Summer entertainment

The entertainment programme has proven to be a success throughout the summer period. It was noted however that concerns had been expressed regarding the sound levels of a number of the performers.

It was agreed that for 2016 sound checks would be made during the set up, using the calibrated decibel meter of the General Community to establish acceptable levels below the statutory maximum levels determined by the Town Hall.

10. Any other business

10.1 2016 Owners week

The draft programme for 2016 Owners week was reviewed and agreed in principle. The programme will now be finalised prior to publication for owners guidance.

10.2 Proxy votes

Mike McPherson asked for clarification re the use of Proxy Votes at General Meetings.

It was confirmed that owners who wish to be represented by proxy must nominate the proxy holder. It was noted that Bellaluz proxy forms are specifically

designed to allow the owner to either identify his wish for each item on the agenda or to leave voting to the discretion of his nominated proxy holder.

10.3 Services Contracts

Mike McPherson asked if there is a policy for inviting tenders for service contracts.

It was agreed it would be beneficial to have such a policy to ensure that a regular competitive tendering exercise is implemented to ensure that the best value is obtained when commissioning contracts.

It was noted that contracts are normally issued for one year with clauses to allow early termination, if necessary, and that tender evaluation must be based on service quality as well as price. Any policy needs to have a degree of flexibility in the timescale.

It was agreed that such a policy must be adopted at a General Meeting.

10.4 Eyesores

It was agreed that our maintenance contractor would carry out inspections and tidy up eyesores in any abandoned properties.

11. Date of next meeting

The next meeting of the Committee will be Thursday 3rd December 2015.

There being no further business the meeting closed at 1.35 pm.