



# BELLALUZ

## COMUNIDAD DE PROPIETARIOS

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25<sup>th</sup> October 2015

Dear Owners,

As the summer season comes to an end and winter approaches we are busy preparing for Owners week in 2016. This will commence with welcome cocktails at the Owners Clubhouse on Sunday 3rd April and the AGM at the hotel on Monday 4th. We are well on the way to finalising the arrangements for the week and as soon as timings and prices for the events have been confirmed we will send a detailed programme to help those of you who will be attending to plan your activities.

The Notice of the AGM, together with supporting papers will be sent early in February following completion of examination of the accounts. Please remember that in accordance with our Bylaws, proposals for the AGM must be submitted by the 31st December 2015.

I reported in recent Committee meeting minutes that prior to the start of the autumn rains preventative works were completed to the drainage system in Bellaluz. I am pleased to report that during heavy rains in recent weeks this has proven to be well worth the effort and we have not suffered serious flooding. Unfortunately we did suffer yet again from mud washing into both the main and children's pool from the embankment. We are presently investigating preventative measures to reduce this problem for the future.

When I stood for election I set out a number of objectives, which I have progressed during my presidency.

Having established promised weekly surgeries and by listening to owners I believe we have a more pragmatic management of community affairs.

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

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Debt recovery has been progressed with determination, and despite the frustratingly slow court process we have managed to reduce the number of long term debtors. Realistic payment plans have been established with a number of debtors and we have received full payment of current year fees together with significant payments towards historic debts.

The re-introduction of the Prompt Payment Discount together with the Card Payment option, unique to Bellaluz, has resulted in a much-improved cash flow.

Revised contracts for gardening, cleaning and maintenance, including planned preventative works have resulted in significant cost reductions and improved service levels.

Careful monitoring of water usage has resulted in a significant reduction in consumption. We are about to embark on the first stage of remedial works to the water distribution system with renewal of the sectorisation valves throughout the village. This will be completed within the budgeted expenditure and permit isolations for planned replacement of water pipework and for repairs to leaks with the minimum of inconvenience.

I am grateful for the support given to me by owners but I am writing to you now to let you know that I have decided not to stand for election at the AGM in 2016 when I will have completed two years as your president. This will leave Sue and myself more time to travel around Spain and to visit family and friends in the UK.

I look forward to seeing you in La Manga Club at the AGM, if not before.

Kind regards,

Dennis.