

It has greatly disappointed the president, the administrator and the committee that there seems to be a concerted effort to undermine the process of refurbishing Plaza Mayor. The decision to do so wasn't done lightly and followed a period of the matter being published and consultation with owners.

The bottom line was that the Plaza was dangerous and had resulted in a number of injuries some of them very serious. Those injuries resulted in the plaza having to be made safe sooner rather than later.

Despite that, a small minority, sent very negative and critical emails to the President/Administrator. All the emails with the exception of 1 were almost identical which suggests collusion. The current refurbishment will cost less than €20,000 which in comparison to the previous refurbishment which had an authorised budget of €40,000 with a €40,000 overspend.

The time being taken is also criticised. One of the main reasons is that the previous electrical installation (described by our contracted electrical engineers as "horrendous") was found to be dangerous, not fit for purpose and not earthed in any way. This could have resulted in serious injury or death if one of the mains supplied installations had failed.

The new electrical installation includes 2 three meter copper earth rods driven into the plaza floor. There will also be new installations fully rated for outside use installed. A fully computerised watering system is also being installed with the refurbishment. Both aspects being an investment in our community and its safety.

The last attempt at undermining the project was in the form of an email received (on a Saturday afternoon when there is no work being done in the plaza and no maintenance crew present) from a locale owner stating they and a number of owners had *"informally grouped together and took a closer look at the tiles being used in the Plaza Mayor Project"*.

Also *"By coincidence one of the onlookers was a tile technician, having been in the wholesale tile trade for over 35 years. He offered his expert opinion, impartially. Our comments were aesthetic; his, professional. He stated that "Rock Toffee", the square tile, is not non-slip and does not have an exterior spec, apt for internal tiling – these were his words.*

I and the administrator spoke with Grupo Capital the contractor (and our contracted maintenance contractor) regarding these allegations. The reaction was one of puzzlement as all the materials being used are of the highest specification available. The contractor then remembered that he had left 2 boxes of old tiles in the plaza to be cut up and used for laser levelling purposes. These tiles can presently be seen cut to 100mm square and sitting on small piles of cement to give exact levels for the pre-screed for tiling on.

The committee and administrator have on several occasions publicised the fact that the laboratory report on the materials being used can be seen in the community office or indeed be sent electronically to anyone who would like to see them.

There is also a display in the community office on the Plaza Mayor project with samples of all the materials and a folder with all the technical specifications. All of this is open to be viewed or indeed inspected by any owner. Surely easier and less underhand than an informal group together?