



Minutes of the Committee Meeting held 14th October 2016

Location of meeting General Community Office, Las Sabinas

Attendees

Ian Glover

Juan Carlos Cabeza

Ashley Scott

Jimmy Woods

Mike McPherson

Neil Conduit

Ann McCarten

Eddy Samways

Janet Horsburgh

Amanda Schofield - Administration

The meeting commenced at 10:00hrs

1. **Apologies-** Apologies were received from Sue Waghorn.
2. **Actions from previous committee meeting on 2nd September 2016**
Please see attached updated action progress sheet.
3. **Safety**
 - 3.1 **Risk Assessment Survey Actions** – assessment to be carried out with Ian Glover and Jimmy Woods **Action 2\09-1:** Ian and Jimmy to carry out 2 risk assessment surveys in the village.
 - 3.2 **Tree Bases in Plaza Mayor and Plaza Mayor project.**

Chris London from Grupo Capital joined the meeting to discuss the Plaza refurbishment, a plan for the refurbishment of the Plaza has been prepared, please see Appendix 1.

Three types of tiles to be used, terracotta, toffee terracotta and terracotta briquettes samples were shown.

All tiles to be used comply to the highest anti-slip safety standards for both shod and bare foot. They also have the highest anti stain specification available. They can be used for ramps due to the strength and durability of the tiles. The full laboratory specification

of the tiles to be used has been obtained and a copy will be held in the administrator's office. If any owner would like to receive a copy they can request one from the administrator.

The request by the Bellaluz Commerce Committee to delay works on Plaza Mayor until January 2017 was discussed. This proposal was unanimously rejected by the committee on the grounds of health and safety. All were in favour of making Plaza Mayor safe as soon as practicably possible.

The Plaza will be replaced in 4 stages to avoid, where possible, disruption to the trading Locals. Each quadrant to be implemented separately; means only a quarter of the square would be closed at a time

The 1st quarter to be completed will be the area by the 1st Drop when it closes at the end of October. The 2nd quarter will be the area in front of Angelo's and the 3rd and 4th quarter in front of the El Bistro will be completed. Works will be completed within a 10 to 12 week period. Works will also be carried out on Sundays to complete access to Indulge and La Manga Get Aways to avoid disruption to their access.

The existing tiles will be removed and the whole area levelled to stop the puddles that appear in the Plaza after rain showers. The existing drainage channels will be replaced with galvanised steel drains which are robust and can be re-galvanised in the future if necessary. Galvanised steel also does not expand in the heat of summer.

The question of tiling on tile was considered, but following consultation with the Civil engineer, who has obtained the necessary licences, this was decided against. The main reason being that the civil engineer, the tile manufacturer and the contractor would not provide any guarantees on the works if they were laid tile on tile.

Luna our electrical contractor will install correct electric installations for all the lighting requirements removing the existing power cables from the drains. LED floor uplighters will be installed, and automatic watering system for the Orange trees will also be installed. Proper conduit for the various systems will be installed as the works progress.

3.3 Walkway from The Supermarket to the end of El Bistro.

This area is very worn due to high usage, deliveries being made and it was agreed after the refurbishment of the Plaza the walkways would also be replaced. The request by the Bellaluz Commerce Committee to have the walkways jet washed or acid washed was considered. Again following consultation with the civil engineer this was decided against as he states these sections of walkway are beyond redemption. Careful consideration and planning will be used to avoid disruption the trading Locals. Sunday work will again be carried out to avoid disruption to Vivir, The Scotsman, El Bistro, Gemini and the Supermarket.

The Plaza and replacement of walkways was agreed by the committee, and the same works licence obtained covers this work. The work on the walkway on the two sides of Plaza Mayor will take place during January.

Total cost for the Plaza and nearby walk way refurbishment is less than €20k

4. Applications

- 4.1 **13-01 2 cupboards in void space either side of patio doors.**
Agreed
- 4.2 **09-16 Balcony at rear bedroom window** – Application rejected, but an application for French doors opening inwards with Juliet railings would be considered. **Action 14/10-1:** Administration to write to owner and inform of same.
- 4.3 **18-10 Installation of additional railing at top of stairwell (community space) to increase security of apartment.** No approval given to this application until the owner complies with the request from the community to provide a key to the gate to allow access to the community void area on the roof. A requirement for hatch in the pergola to be installed to allow access to the roof space was made a number of months ago and this has still to be complied with.
Action 14/10-2: Administration to write to owner and inform of same.
- 4.4 **01.10 Renewal of application (previously granted) for window at rear of apartment.** Re-Approved
- 4.5 **03.01 Application for replacement windows** - Agreed if the replacement is like for like.
- 4.6 **01.16 Removal of tree from communal tree at the front of his property.** – **Action 14/10-3** Administration to write to Owners in Block 1 for any objections to this application. Administration to contact the gardener's to see if application agreed the Tree can be replanted.
- 4.7 **13.18 Install a cable from the car park in front of Block 13 to run down to property 13.18 to re-charge an electric car.** - **Action 14/10-4** Administration to write to Owners in Block 13 for any valid objections to this application.
- 4.8 **Buggy Park in the grassed between Block 15 and Block 13 plus the inclusion of a power point in the area.** - **Action 14/10-5** Administration to write to Owners in Block 15 for any objections to this application.

5. Finance

5.1 Debtors

06.03 – Current debt 64, 335.83-€ the order is being made to force the bank to execute the repossession of the debt outstanding on the mortgage and prepare the property for auction.

Imagolf – Ghost Restaurant and Locals 74,75 and 172, Imagolf have not paid community fees on the Locals that they own in Bellaluz for 2016, a 2nd court action has been initiated for non-payment. The case for the non-payment of the ghost restaurant, the hearing, is set for December this will be made stronger for Bellaluz due to the non-payment and one of the Locals was rented out and was using water provided by the community.

5.2 Accounts The accounts of Bellaluz are in a strong position please see appendix 4 which shows Income & Expenditure until the end of September 2016 and the balance sheet up to the same date. Water and electric costs continue to fall due to tight controls of water readings and the continued installation of LED lighting throughout the village.

6. Gardens & Environs

6.1 Orange trees and plants to be examined in Plaza Mayor as some of the trees do not seem to be thriving. Administration to contact Miranda and request a full explanation to the state of the Orange trees and request a current watering schedule and until further notice the Orange trees are not to be watered. Possibility of extra retaining wall near block 14 to be investigated
Action 14/10-6 Anne to visit area to see what the best solution would be.

6.2 Complaints regarding railing adornments - A list of properties to be identified Owners will be written to and request for these adornments to be removed and replaced as per what it states in the by-laws. **Action 14/10-6** Anne to write to all owners as V.P. Gardens and environs and invite those who are not complying with the Bellaluz Rules and regulations to do so.

7. Maintenance

Installation of the new pool heating system. Our maintenance team have completed the installation of the foundations, the panels as of the date of this meeting were in Customs in Cartagena awaiting release installation and the running of this system is imminent. Pool Cover replacement quote to replace the existing cover cost 6.481.37-€ inclusive of IVA – committee approved cost and replacement to be ordered.

The Painting of Camelias (15), Crisantemos (16), Dalias (17) and the Villas (19) has now started. Block 15 painting almost complete, all metal railings have been removed from the blocks these are then stripped, dipped twice in Primer then coated with the original colour, the new installation is with galvanised joints removal in the future will cause no disruption to the terraces or walls. The cost is higher than previously but is an investment in the future of the community, and will save thousands of euros. The paintworks are guaranteed for 10 years.

Ian, Juan Carlos have met with Vigeras the water installation company - The original plan for the upgrade and installation was to be completed in 3 phases over 3 years and the budget was set accordingly. After inspection of the Village the company and Ian decided the best plan would be to combine phases 2&3 and complete this by the end of 2016. Final quote is being prepared and works to begin in November. **Action 14/10-7** Ian and Juan Carlos to complete negotiations with Vigeuras and compile and sign contracts for the initiation of the works.

8. Administration – Preparation and inputting of 2017 budget currently being done in order for the 1st half fees invoices 2017 to be produced.

9. Website – A new webhost has been identified and the website is currently being tested on this site.

10. A.O.C.B.

10.1 Meeting with Dr Glyn Jones Los Olivios regarding signage for Bellaluz – meeting took place a sign 30cm by 90cm agreed but it must be approved at The Los Olivios AGM

10.2 Meeting of Bellaluz Commerce Committee held on 13th October 2016. Concerns were raised about the impact of the refurbishment of the Plaza, it was agreed that any disruption will be kept to a minimum. The triptych opposite Victor's Restaurant is currently being revised by the General community.

10.3 Construction of Bellaluz Feature on the approach to the village from the direction of La Plaza – committee agreed for works to commence in 2017, licence from the town hall now being applied for
The replacement of the plaza surface - committee agreed for works to commence, licence from the town hall now being applied for. See items 3.2 and 3.3.

The building of a new tombstone at the El Rancho cross roads - committee agreed for works to commence, licence from the town hall now being applied for, General community have agreed to pay for the painting of the mural

10.4 Bellaluz 2017 A.G.M. – Please put a note in your diaries the date of the Bellaluz AGM is 24th April 2017. Please note that the last date for receipt of proposed Owners AGM resolutions is 31st December 2016.

10.5 Bellaluz Owners Week 2017.

23rd April 2017 – Sunday evening Cocktail party – Owners Club House.

24th April 2017 – AGM – Hotel Principe Felipe. Followed by drinks and buffet in Bellaluz.

25th & 27th April 2017 – Golf

26th April - Coach Trip destination to be advised and date confirmed.

Fashion show in Plaza Mayor date also to be confirmed.

28th April – Craft Fair – Swimming Pool date to be confirmed.

Dinner dance with music from Jenna – Owners Club House.

The above dates have been booked and confirmed more activities to be added as confirmation is made.

Owners are invited to provide input/suggestions before the next committee meeting on 1st December 2016 so as the programme for 2017 owners week can be completed and circulated with the A.G.M. papers in January.

Next meeting 1st December
Meeting closed 13:00