



Committee Meeting Minutes for the meeting that took place on the 2nd September 2016 at 10am.

Attending

Ian Glover
Neil Conduit
Ashley Scott
Mike McPherson
Ann McCarten
Juan Carlos Cabeza Martinez
Amanda Schofield - Secretary

Apologies for Absence

Jimmy Wood
Eddie Samways
Janet Horsburgh

1. Actions from previous committee meeting on 29th July 2016. See attached action progress sheet.

Please see attached action progress sheet

2. Safety

2.1 Risk Assessment Survey Actions – It was agreed that 2 surveys will be carried out one to identify any risks during the daytime and also one at night to highlight any lighting issues. **Action 2\09-1:** Ian and Jimmy to carry out 2 risk assessment surveys in the village.

2.2 Tree Bases in Plaza Mayor and Plaza Mayor project. The present surface, which was never fit for purpose in the first place, is now breaking up. Application of another non-slip chemical treatment will only last a very short period as the surface of the "kitchen" tiles has degraded badly because of the previous treatments. Treating the surface again would only be throwing good money after bad.

The cast iron drain channels have been expanding in the heat and breaking more of these tiles. No expansion joints were ever fitted on the original refurbishment and as a result further tiles have cracked and broken.

The tree bases are a trip risk and that must be addressed. The President personally feels that as a community, we have to act sooner rather than later. The matter is fast becoming a health and safety issue as there has been an increase in the number of slips and trips being reported including that of a

child who suffered a broken jaw as a result of a trip. The new accident recording system has been used and the details are held at the administrator's office.

Once Ian has met with the Auditor and it is confirmed that there are sufficient funds in place, Plaza Mayor will be refurbished. The question of new furniture for the Plaza can be discussed at a later meeting and again will depend on the fiscal position of the community.

Prior to undertaking any further major projects in the community it is Ian's intention to write to all owners outlining the current needs and the financial position of Bellaluz.

3. Applications

3.1 13-18 Wi-Fi Antennae – Approved **Action 2\09-2:** Owner to be contacted by administrator to identify their equipment to Maintenance team

3.2 01-17 Gate from Terrace area to walkway – Approved Ian and the committee are pleased to report that only positive feedback was received in relation to this application.

3.2 18-05 Wi-Fi antennae – Approved **Action 2\09-3:** Owner to be contacted by administrator to identify their equipment to Maintenance team

3.3 09-13 Satellite dish – Not Approved. Following examination by maintenance staff and an engineer, it was found that this large dish is not affixed to the building and poses a health and safety risk. Numerous documents and minutes examined in relation to the dish being described as an experiment or trial in 2013 (Having been installed in 2011). The owner to be written to and asked to remove it primarily for health and safety reasons.

3.4 01-15 Wi-Fi antennae – Approved **Action 2\09-4:** Owner to be contacted by administrator to identify their equipment to Maintenance team

3.5 Wi-Fi Antennae installed by Roger Lowe LMC Broadband – Approved **Action 2\09-5:** Mr Lowe to be contacted by administrator to identify their equipment to Maintenance team

4. Finance

4.1 Debtors – 2nd half fees have been collected the voluntary period for payment without interest being charged was up until the 31st August 2016. Outstanding Debtors not on an agreed payment plan will now be charged. Payment plans with agreed Owners are being maintained. See appendix 1.

4.2 Accounts – Our auditor Mr Laurence Pearson arrives in Bellaluz during September. A meeting with the Administrator, The President and Laurence to be arranged to determine the reserves of the community and the future spending programme anticipated. This is ensure the reserves are kept to the required levels and in real terms

the programmes can be realised. The accounts are in good order and the community in a strong financial position.

5. Gardens & Environs – The strip of garden from block 9 to the pool has been completed

5.1 Orange trees and plants to be examined in Plaza Mayor as some of the trees do not seem to be thriving. The garden contractors will be contacted to investigate if the trees have been infected with leaf fly and also to reduce the watering programme.

Action 2\09-6: Work order to be raised by administration to have Miranda examine trees for disease or infestation.

Action 2\09-7: Anne to meet with gardeners to discuss over watering of the trees and the gardens in general

5.2 Re-think regarding wall top Plaza Fuente due to non-suitable planters. Possible construction of balustrade to match terrace above. It was decided the installation of planters was not in keeping with the area. Balustrades similar to the ones installed opposite the site will now be installed.

5.3 Complaints regarding railing adornments. A number of complaints have been received in relation to various designs of windbreak/privacy screen placed on terrace and balcony railings in the community. As per the bylaws and regulations the installation of windbreaks/privacy screens must first be approved by the Committee and the only colours that can be installed are either cream or white.

Action 2/09-8: An inspection is to be carried out to identify terraces not complying with the guidelines once identified the owner will be contacted and a request made for their windbreak to be removed/changed.

7. Maintenance

Various projects to commence this month the biggest being the installation of the new pool heating system. The maintenance team are responsible for the installation of the foundations.

Roof clearance – All Owners who have had their antennae's approved will be contacted by The Administration to identify which equipment belongs to them. Labels will be placed on these stating "Bellaluz Community Equipment Approved."

The erecting of a village feature at the entrance of the long stay car park. A water feature will be built on this area. Architect designs are to be prepared for the feature, the garden contractors are to be contacted to prepare and clear the site and the possible re-siting of a tree to a site where a palm tree use to be. **Action 2/09-9:** Enquires are to be made by the administrator to the General Community regarding the possible moving of a lamppost. The lamppost in its present position may detract from the Bellaluz feature fountain.

8. Administration – Management of the accounts continues on a monthly basis. Meeting to be arranged with the administrator, examiner and President

will take place in September. Juan Carlos and The President will meet up during September to discuss future projects, painting schedule. Normal Office hours have resumed Monday to Wednesday - 9am – 1pm - 2pm – 5pm, Thursdays Closed, Fridays 10am – 2pm

9. Website – The website continues to be hacked by outsiders but these are rejected by Mike McPherson. The site was offline for a short period of time during August but is now fully up and running. **Action 2/09-10:** A new server is to be identified by Mike.

10. A.O.C.B.

10.1 Meeting with G.C. about lack of Bellaluz signage throughout the LMC. Held at el bistro on 18th August 2016. A meeting took place between Robin Fish, Tony Coles, Juan Mulero, Ian Glover and Carolina Betes, regarding the lack of directional signing after the implementation of the Zone signage. It was decided through a working party that all communities should be classed as the same and therefore no preferential treatment given. Our President repeatedly argued that was not the case and that Bellaluz is unique to any other community in La Manga Club with over 19 active businesses that rely on footfall for their livelihood. Without signage any new visitor to Bellaluz would see what looks like a normal Urbanisation but would not be aware of what lies behind i.e. Restaurants, bars, shops and commercial businesses. A degree of Additional signage has now been agreed in La Manga Club funded by the General Community specifically for Bellaluz Village. It is the intention of the President to push for more of the newly labelled tombstones to have Bellaluz directional signage appended to same.

10.2 Inaugural meeting of Bellaluz Commerce Committee held on 23rd August 2016. Please see appendix 2

10.3 Construction of Bellaluz Feature Fountain. The area at the entrance to the long stay car park has been identified. Grupo Capital to build during contracted hours with design to be decided. It was agreed to employ an architect to design a water feature on this area it will have signage “Welcome to Bellaluz Village” all locals will be invited to sponsor the feature by advertising their business on the feature.

10.4 Defibrillators in the Pool area and Plaza Mayor – It was agreed that this project is to go ahead with 2 units to be ordered. The unit for the Plaza will be wall mounted with a break glass option when the machine is required. Volunteers are to be identified to be trained in the use of the machines.

10.5 8 CCTV Cameras to be installed in public areas and car parks of Bellaluz - After several incidents in and around the Village a quote has been obtained for the installation of 8 CCTV cameras plus all the recording equipment with installation for the cost of 2,345.00-€ this project was approved.

Action 2/09-11: Administrator to establish if the signage in the general community in relation to CCTV surveillance is sufficient to comply with european court of human rights legislation.

Action 2/09-12: Ashley to oversee the installation programme.

Meeting Closed 13.20pm

Next Meeting conference room in the General Community Office Las Sabinas at 1000 hours on Friday 14th October 2016.

Appendix 1

Administrator's office to ensure that requests for removal of services be routed through the president in the first instance.

02-01 still behind with rent. Payments promised by beginning of September to avoid service removal and instigation of court proceedings.

04-03 now paid up; water re-connected

16-02 now paid in full

03-03 in arrears due to owner being unwell. Enquiries to be made with family regarding wellbeing of owner.

04-13 was on a payment plan; now for sale; bank taking the ownership of apartment back, owner refusing to pay any more. Letter to be sent.

07-05 in arrears; letter to be sent

Supermarket – formal contract to be drawn up to agree arrears payment schedule; the arrears has been halved since their payment plan commenced.

11-04 payment schedule to be agreed for arrears. Owner in dispute with Inmogolf who are not paying their agreed share.

Inmogolf have stopped paying for their locals. Buofaxes sent and court proceedings commenced.

06-03 in debt; complicated by death of the owner. Further enquiry to be made by administrator relating to the current position.

Appendix 2

Carolina Betes attended the opening of the meeting to inform the committee of the newly formed Bellaluz Commerce Committee (BCC) and set out the intention of having one voice for the marketing of the Bellaluz Village.

The main aim is to improve the signage throughout La Manga Club so people can find Bellaluz more easily. Through continued discussion the tombstone opposite Victors is to be extended in to 3 sections with the middle section being entirely for Bellaluz. A new tombstone is to be built on the corner of Bellaluz as you turn to the Owners club. A Bellaluz leaflet is to be produced and distributed throughout the Club and with Management companies. It was discussed that membership to the BCC may be charged at 100.00-€ per local annually.

The Bellaluz President is to become a member of the committee and thus the community will contribute to its funds by paying the annual membership fee.