



Minutes of the Committee Meeting held 5th December 2016

Location of meeting Bellaluz Community Office

Attendees

Ian Glover

Juan Carlos Cabeza

Ashley Scott

Jimmy Woods

Neil Conduit

Ann McCarten

Amanda Schofield - Administration

The meeting commenced at 10:00hrs

Prior to the start of meeting Chris London, Grupo Capital, reported on all current Bellaluz projects.

Please **see appendix 1** regarding questions raised regarding the pipework being used.

Plaza refurbishment

Please **see appendix 2** for further information on the tiles being used. It was confirmed even due to delays over electrical installations and water irrigation installations the Plaza refurbishment will be completed by mid-January 2017. Signs have been erected around the Village stating the Locals are still open. The cement to level the area is being delivered week commencing 12th December once dry the tiling will then begin. An architect/engineer has been employed to over see the Plaza project and will compile a final report once the works have been completed, the correct licences have been obtained from the town hall.

The current wheelchair access is being looked at with ramps to be widened if individual Locals want ramps being installed at the entrance of their Locals then this can be arranged with the contractor but any additional costs must be paid for by the locale Owners.

- 1. Apologies-** Apologies were received from Sue Waghorn, Eddie Samways, Mike Mcpherson and Janet Horsburgh.

- 2. Actions from previous committee meeting on 10th October 2016**
See attached action progress sheet.

3. Safety

1.1 Risk Assessment Survey Actions

All Contractors on site are being monitored on a daily basis to ensure the Health & Safety measures expected are adhered to.

Painting project for 2016 has now been completed but final payment is being held until all snagging has been completed.

Jimmy monitoring all works in his role as health and safety adviser.

1.2 Tree Bases in Plaza Mayor and Plaza Mayor project.

The tree bases have now been removed however a safer more suitable base will be built around the Orange trees during completion of the Plaza refurbishment. **See appendix 2**

4. Applications

1.1 13-13 Application for replacement windows.

Approved – The replacements must be in white PVC and installed in the exact position as the previous windows. Action 5/12-1:

Administrator to arrange meeting with contractor due to lateness and detail of application.

4.2 10-09 Satellite dish – Not approved

4.3 18-10 Installation of additional railing at top of stairwell (community space) to increase security of apartment.

Application carried forward to next committee meeting as certain works need to be completed by the Owner before a decision can be made.

1.4 04-01 Installation of gate in garden wall and removal of top three rows of blocks to be replaced with three rows of cellicia blocks.

Application carried forward to next committee meeting.

Action 5/12-2: administration office to write to all Owners in Block 4 regarding this application and to place the application request in the notice board. Mike to place on website.

1.5 14-05 Application to install wood burning stove.

Action 5/12-3: Ian to meet with the Owner over this application as not enough information on this installation has been included on the application

1.6 15.07 - Application for replacement windows.

Approved – The replacements must be in white PVC and installed in the exact position as the previous windows

1.7 04.10 – Balcony Installation - Application carried forward to next committee meeting. Action 5/12-4 Administration office to write

to all Owners in Block 14 regarding this application and to place the application request in the notice board. Engineer to be shown what is a comprehensively detailed application to approve design. Mike to place on website.

5. Finance

5.1 Debtors – Owners with any outstanding balances unless on an agreed schedule must be cleared before the end of 2016. Administration Office to write to all owners re outstanding balances and request payment to avoid being included as Debtors.

Inmagolf Court case scheduled for 12th December has been postponed as the witnesses' for Inmagolf are unable to attend. New court date to be issued by the Judge.

5.2 Accounts – Spending from reserves to continue for the Plaza refurbishment works. Reserves are expected to be approx. 70% by the end of the financial year still well in excess of the required levels.

6. Gardens & Environs

5.1 Orange trees and plants to be examined in Plaza Mayor as some of the trees do not seem to be thriving.

Completed and the trees have been fertilised, overwatering problem no longer a problem as an automatic watering system is now being installed.

7. Maintenance

New pool heating system. Project delayed due to materials being stuck in customs but installation now underway.

The Painting of Camelias (15), Crisantemos (16), Dalias (17) and the Villas (19) has now started and Camelias nearly finished.

Action 5/12-7: Final snagging list to be completed with The Presidents and contractor

Ian has met with Vigeras the water installation company and will report on this. See Appendix 1

Action 5/12-6: Engineers reports on completion of Plaza Refurbishment and possible problem with wall between 09-01 and 09-02. Administrator to contact engineer.

8. Administration – All Owners set up to make their payments by Direct debit have been sent a new SEPA form which has to be signed by them and the original must be returned to the Administrators office.

1st half fees for 2017 have been sent to all Owners.

9. Website – The website continues to be managed and updated by Mike Mcpherson

9. A.O.C.B.

9.1 Emails received regarding suitability of pipework being used by contractors replacing all water mains in the community. See Appendix 1

9.2 Emails received regarding the refurbishment of Plaza Mayor and the suitability of the materials being used. See appendix 2

9.3 Construction of water/garden feature in Plaza Chica and possible visit of world renowned gardener Bunny Guinness. – The current cart and barrow situated outside Abuela Teresa Restaurant is a health and safety issue and will be removed. It will be replaced with a new feature and hopefully the unveiling of this will be during Owners week. Action 5/12-8: It was agreed that Neil Conduit will contact the office of Bunny Guinness and enquire if she would design a suitable feature for the area.

9.4 Bellaluz 2017 A.G.M. Please ensure all proposals are received at the Administrators Office on or before the 31st December 2016 if they are to be included in the AGM for 2017. **Please see Appendix 3**
Action 5/12-10: Administrator to book Monserrat for translation purposes.

9.5 Bellaluz Owners Week 2017. Extra activities to be included next year include Dominoes, Bridge and Bowls. The day trip will be to a local Murcian wine vineyard. Action 5/12-9: Confirm date of Fashion show. **Please see Appendix 3**

9.6 Christmas Lights. Action 5/12-5: Administrator to contact Luna to have lights put up.

The Meeting closed at 12.45pm
Next meeting Friday January 13th 2017