



## Minutes of the Committee Meeting held 13<sup>th</sup> January 2017

Location of meeting

Bellaluz Community Office

Attendees

Ian Glover

Juan Carlos Cabeza

Ashley Scott

Jimmy Woods

Mike Mcpherson

Ann McCartan

Janet Horsburgh - Advisor

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.**

### **Plaza refurbishment**

The Plaza refurbishment will be completed by the end of January 2017 a small delay due to the torrential rain the occurred on December. The final phase of tiling is now in progress.

Upgraded wheelchair access is being installed with ramps being widened.

Engineer to be contacted on completion for a report to be compiled to show legal specifications have been applied during the refurbishment.

**Pool Heating System** – The project has now been completed; new pool covers are in place over the pool to help to heat the water during the initial start-up of the system

The solar panel that have been installed are to be fenced off for their protection, Action 13/01-1. During the initial testing it was also found that certain parts of the pipe work became extremely hot leading to the decision to use high netting to protect the panels. Action 13/02-2. The community insurers have adjusted the community cover to include the pool heating installation.

36 panels have been installed and the system is considered to be the most advanced pool heating system currently available on the market.

**Water pipework replacement schedule**, the contractor is currently experiencing approximately a 3 week delay on the completion date for the project mainly due to the bad weather. Steel pipework was chosen over plastic piping due to its higher quality and durability. Every stairwell in each block now has the facility for the water to be isolated in the event of a leak. Water standards have been tested throughout the operation and maintained to high standards.

**Torrential rain** – The volume of rain that occurred during December was a very rare occurrence for La Manga Club. Due to drains, storm gullies and barrancas being clear Bellaluz coped extremely well during the event. Some apartments did suffer damage and studies by The President and the maintenance team have identified if the problems are Community or individual Owners, in each case Insurance companies have been advised.

**Apologies-** Apologies were received from Sue Waghorn, Eddie Samways and Neil Conduit.

**2. Actions from previous committee meeting on 5th December 2016**  
**See attached action progress sheet – Appendix 1.**

**3. Safety**

**3.1 Risk Assessment Survey Actions**

Painting project for 2016 has now been completed but final payment is being held until all snagging has been completed. The Administrator and The President are due to meet with painting contractor on Tuesday 24<sup>th</sup> January 2017. The painting schedule for 2017 will commence during February/March 2017 with 7 blocks to be completed. These will be 4, 5, 6, 7, 10, 11, and 12. This will be completed under the set budget for 2017.

Iron work/railings will be completed separately.

**3.2 Plaza Mayor Project.**

Plaza refurbishment well under way. Completion due by the end of January depending on the weather.

**4. Applications**

**4.1 13-19 Replace existing decking with new decking on terrace**

- Application approved as the replacement will be like for like.

**4.2 11-02 Fit Pet door in apartment door.** – Application to be placed on the website for any questions to be raised. The committee are likely to recommend approval of this application

**4.3 18-10 Installation of additional railing at top of stairwell (community space) to increase security of apartment.** A key to the gate has been provided to the Administration Office but the hatch is still pending. Application carried forward to next meeting

- 4.4 04-01 Installation of gate in garden wall and removal of top two rows of blocks to be replaced with two rows of cellicia blocks.** No valid objections received against this application - Approved
- 4.5 15-10 Replace existing windows with white PVC with integral blinds.** - Application approved as the replacement will be like for like.
- 4.6 Locale 140 (Angelo's) Installation of disabled access ramp.** - Application approved
- 4.7 Locale 140 Replace central entrance door like for like. –** The Committee discussed this application at length during the absence of Ashley Scott. Some minor changes are to be applied to the application. The proposed changes will result in the façade of this Local being restored to its original status. It was decided that the application will be placed on the website, published on the Notice board and included in the minutes (**Appendix 2**) in order for Owners to study and make any relevant comments. The Committee recommend approval of this application which will be decided at the next Committee meeting.

## **5. Finance**

**5.1 Debtors –** 1<sup>st</sup> half fees are now currently being paid. Owners who wish to take advantage of the 10% prompt payment scheme to be eligible for this payment of first half fees must be made on or before the 31<sup>st</sup> January 2017

Payment plans are being agreed with Owners who wish to spread their payments over the year

Court papers to be prepared for one Owner if payment is not received by the end of January due to agreed payment plan not being met.

Inmagolf Court case scheduled for 12<sup>th</sup> 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 continues for the upgrade of The Bellaluz Community.

Current reserves are approx. 70% still well in excess of the required levels. Accounts are being prepared for the 2017 A.G.M. Action 13/01-6.

As a result of such spending the new pool heating system has been installed.

The water mains pipe work installation will be completed soon and the whole system upgraded. This replaces a system over 30 years old. Water leaks and consumption have now been reduced.

The Plaza on completion, will comply with the highest health and safety requirements with the highest Non slip tiles being used.

CCTV cameras are currently being installed in various sites throughout the complex to reduce the number of acts of vandalism and hit and run incidents. Signage to comply with European law is also in place.

## **6. Gardens & Environs**

**Orange trees** in the Plaza are improving now, as they are only being watered by natural water, overwatering is no longer a problem.

Some trees in the complex need to be identified to the Gardeners and then to be cut back. Action 13/01-7

The main grass bank in the pool area needs to be re-seeded where a new water main was installed, Miranda to be advised of this. Action 13/01-8

## **7. Maintenance**

**An extremely busy period for the maintenance team is now well under way. Various projects were started November the biggest being the installation of the new pool heating system (see A.O.C.B.).**

**The Painting of Camelias (15), Crisantemos (16), Dalias (17) and the Villas (19) is now finished but there are a number of snagging issues.**

Stairwell repairs are in progress but will mainly take place during the weekends until the Plaza is finished.

All Car Parks are to be scoured. This process will restore the surface back to its original colour by scraping off of a layer of the surface for this to take place each car park will have to be empty for the process. Owners will be advised of this once the dates have been agreed.

**8. Administration** – All Owners on a direct debit payment scheme please be aware that this will take place on the 31<sup>st</sup> January 2017 to avoid additional charges. Please ensure that there are sufficient funds in your nominated bank account for the direct debit to be paid.

A number of Owners have mentioned the increase in the number of rats being seen in Bellaluz. The General Community have been informed of this and traps have been filled and checked. It has been mentioned that the leaving of cat food in stairwells does not help this problem. Can we please advise Owners that the Cat Café is in situ next to Block 8 where an ample supply of food is ready available?

Juan Carlos – (Administrator) spoke about the new rulings against the Spanish Banks regarding Spanish Mortgages - the overcharging of interest, the abolition of mortgage tax and mortgage fees not payable by the client. A full report is being prepared and will be sent to Owners shortly.

**9. Website** – The website continues to be managed and has now been moved to a different hosting site meaning the website is faster and the fees are lower. Mike is looking at the possibility of moving it again.

Owner's registration has also been changed to include an integrated system to make registration more secure and reduce the amount of hackers trying to gain access to the site.

## **9. A.O.C.B.**

### **9.1 New Heating System Bellaluz Pool.**

The system was switched on Monday 9<sup>th</sup> January to begin heating the pool, within a few hours the temperature had risen by 5 degrees. However the system had to be switched off on Tuesday as a leak had been identified. A small section of pipe from the pump room to the storm gully is damaged as it was unable to cope with the increased pressure of the water flow. The pipe has now been replaced and the heating system re-activated.

**9.2 Use of Bellaluz pool by LMC Divers** – Numerous complaints were received over the diving sessions that took place during the trial period in 2016. The future use was discussed by the Committee and it was decided that the option to use the pool in 2017 would not be granted. Action 13/01-9

**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 Abele Teresa Restaurant will be removed. The new feature will incorporate the lamppost the size will be approx. 3\*2 meters in size with cascading waterfalls and a garden feature. Action 13/01-10

**9.4 Bellaluz 2017 A.G.M.** Hotel booked for the AGM on the 24<sup>th</sup> of April, Monserrat our usual translator has been booked. Charity to receive donations for 2017 is recommended as Los Alcázares Disaster fund.

Vouchers for drinks will be given to Owners at registration for the activity taking place at Abele Teresa commencing at 2pm after the AGM on Monday 24<sup>th</sup> April. Action 13/01-11

**9.5 Bellaluz Owners Week 2017. Please see Appendix 3** for the Owners Week timetable of events. Please note the bus trip to the Vine yard is almost full. If you wish to attend this trip please email Laura Glover at [skye11uk@yahoo.co.uk](mailto:skye11uk@yahoo.co.uk) to book your seat and avoid disappointment.

The Meeting closed at 12.30pm  
Next meeting Friday March 24<sup>th</sup> 2017