



**Minutes of the Committee meeting held at
Bellaluz Community Office – 10.00hrs
Friday 21st April 2017**

Attendees

Ian Glover
Jimmy Wood
Mike Mcpherson
Phillip Lowes – Advisor
Anne McCartan
Laurence Pearson Examiner
Juan Carlos Cabeza
Amanda Schofield - Administration

1. Apologies

Neil Conduit
Eddie Samways
Janet Horsborough
Ashley Scott

2. Action Progress sheet

Not discussed

3. Safety

Not discussed

4. Applications

4.1 **Tony & Ray Heaton 18-21** - Conservatory on the rear balcony, to be built in aluminium.

Application rejected by the committee as not consistent with the appearance of Bellaluz

4.2 **Andrew & Lorna Foster 09-05** - like for like replacement of terrace tiles and carry out repairs for downstairs neighbour. Application approved

4.3 **Vivien Jarrett 04-01** - install barbecue on terrace
Application approved

4.4 **Vivien Jarrett 04-01** - install storage cupboard coloured white in alcove to also enclose air conditioning

- Application approved
- 4.5 **Alistair Sinclair 10-10** - renewal of application, previously approved, to replace doors and windows. Windows to be white aluminium or PVC. External doors to be white or brown, 8 or 12 panel
Application approved
- 4.6 **Alistair Sinclair 10-10** - installation of air conditioning
Application approved, subject to installation being in the roof void as per Bellaluz by-laws
- 4.7 **John Ashley Scott local 48 Dino's Bar & Grill** – to affix three signs
Application approved
- 4.8 **Gillian Schofield 09-01** - Replace existing kitchen window with door and side panel window – minded to approve, add to website and notice board, letters to Block 9 owners
Only positive feedback received during the period the application has been posted on Bellaluz web site and all other owners in block 9 contacted by email
Application approved
- 4.9 **Eugenio Fernandez 17-12** – addition of balcony to rear
To be published on website
Design must not be cantilever
Other owners in block 17 to be contacted
Subject to engineers report
License from Cartagena
Committee minded to approve if no valid objections are received.
- 4.10 **Gary Manning 18-10** – extra metalwork added to stair-well
Discussed and still awaiting confirmation of access to roof void
Action 21/04-01 Administrator to contact owners as above.

5. Finance

Laurence Pearson, Bellaluz examiner was in attendance and he checked all financial details of the power point presentation prepared by Ian for the impending AGM. Following a few minor alterations Laurence confirmed that all the details were correct and stated that the communities finances were extremely healthy.
The debtors list as at 10am on 21st April 2017 was also presented to those present. Enquiries to be made with debt collection agencies here and in the UK to be made to get up to date reports on the situation of the enquiries being made into our long term debtors.
Action 21/04-02 Administrator to contact debt collection agencies on our behalf and request reports on current situations.

6. Gardens & Environs

Not discussed

7. Maintenance

Not discussed

8. Administration – As a result of the heavy rains the Administration office has been inundated with enquiries regarding insurance queries. We remind all Owners of the Bellaluz Bylaws

Article 16. Owners shall subscribe to insurance for their private properties or become their own insurers in case of fire or damage which originates in their dwellings or commercial units.

The Administrators advises all Owners to ensure that they have adequate insurance and their policy not only covers contents but building and 3rd party liability. Juan Carlos has a presentation prepared to deliver at the AGM on Monday

Action 21/04-3 Ian, Juan Carlos and Phillip Lowes (Nominee for VP at AGM and insurance expert) to meet at earliest opportunity in order to discuss the way forward in relation to the community insurance and how best to advise owners regarding their own responsibilities as stipulated by the Bellaluz By-Laws.

9. Website

Not discussed.

10.A.O.C.B.

10.1 Loss of income reported by some local owners

Compensation was discussed

Documented evidence of losses incurred during the period of the Plaza Mayor refurbishment compared to previous years has been requested but so far none of the locales involved have provided such evidence.

Total amounts involved in compensation proposal €3047.34

Proposal submitted by Laurence Pearson to pay compensation to be presented to AGM