



Committee Meeting Minutes Friday 2nd June 2017

Location of meeting Bellaluz Community Office

Attendees
Ian Glover
Ashley Scott
Ann McCarten
Amanda Schofield - Administration

1. Apologies

Juan Carlos Cabeza Martinez
Neil Conduit
Jimmy Woods
Mike Mcpherson
Philip Lowes
Janet Horsburgh

2. Action progress sheet, updated – Please see Appendix 1

3. Safety

3.1 Risk Assessment Survey Actions –

Lighting in the Plaza Mayor walkways, needs to be adjusted as the lights are coming on to late in the evening. Luna to investigate changing the sensor so the lighting comes on earlier in the evening
Action 02/06-1 Administrator to contact Luna

3.2 Defibrillator training

Dates for training have now been given these are as follows

10th/11th July

11th/12th July

17th/18th July

Action 02/06-2 Administrator to inform all of those being defibrillator trained.

4. Applications

4.1 **Petter Hadler Olsen 09-04 Replacement apartment door**

Application approved – The door must be white or wood effect with either 8 or 12 panels as explained in the guidelines.

Action 02/06-3

4.2 **June Parker 15-10 - Fit a pet door in apartment door and install toldo of prescribed colour over balcony.**

All Owners in block 15 to be written to for any comments they may have, copy of the application to be put on website and in the notice board. Decision to be made at the next committee meeting.

Action 02/06-4

4.3 **Tony Heaton 18-21 Fit new slide over toldo on rear balcony with drop down sides and front**

All Owners in block 18 to be written to for any comments they may have, copy of the application to be put on website and in the notice board. Decision to be made at the next committee meeting. Committee minded to approve if the drop down sides and front are clear material and if the applicant agrees to have toldo folded back when not in residence.

Action 02/06-5

4.4 **Eugenio Fernandez 17-12 – addition of balcony to rear**

Application rejected due to a number of valid objections.

Action 02/06-6

4.5 **Michelle Wall Locale 48 Dino's bar and grill to fit carriage lights to Wall of bar.**

Approved

Action 02/06-7

4.6 **Mydrin S.A. Locale 154 (La Manga Getways per Chantal Regalado Gonzalez and John David Murrell) to fit La Caixa A.T.M. in window of locale**

Approved

Action 02/06-8

Carried forward

4.7 **Gary Manning 18-10 Installation of additional railing at top of stairwell (community space) to increase security of apartment.**

Approved

Action 02/06-9 administrator to contact all as stated above.

5. Finance

5.1 Debtors

14.02 – A payment was received for just under 30.000.00-€ in relation to this debt but the interest charged was not paid leaving a balance outstanding of approx. 8.000.00-€ we are now in negotiation to have the full debt paid

Court action against Inmagolf for the non payment of community fees on the Locals that they own has been settled and the amount requested has been repaid. A new court case has to be started to request payment for their current debt as they have again failed to pay their first half fees.

A court date is being pursued for the Ghost restaurant hearing
Court action has commenced against an Owner who has not fulfilled a payment plan.

Action 02/06-10 Juan Carlos to liaise with Felix Cross court solicitor to see if a court date can be secured.

5.2 Accounts - 1st half year account to be prepared for the end of June. Reserves for the Community are well within the limits required by the bylaws. The painting schedule will commence near the end of September with the completion of blocks 1,2,9,12,14 and 18. Once completed the whole village will have been repainted.

The resolution passed at this years A.G.M. was to paint 3 apartment blocks in September. However Ian and Juan Carlos met with Bimas the painting and metal work contractor and negotiated a discount to paint all 6 at the same time. Also they have agreed to split the payment into two. One in this fiscal year and the second next January. This will not only protect our reserve fund it will reduce the length of time where there will be disruption in our community.

Action 02/06-11 2nd ¼ accounts to be prepared.

Action 02/06-12 Owners in apartment blocks 1,2,9,12,14 and 18 to be written to about proposed works which will include removal and refurbishment of railings.

6. Gardens & Environs

6.1 Plaza Major – The water irrigation system is to be set up urgently in Plaza Mayor. Miranda to action this.

6.2 Plaza Chica feature. The water feature is currently on a shared timer with the frog feature. The frog feature on a daily basis the water is being drained therefore burning out the pump and leading to both features becoming broken.

6.3 Repairs to areas eroded by December and January Rains.

These areas have been re-seeded but are either being over watered or not getting enough water therefore the seeds are having trouble germinating.

6.4 Gardeners meetings next meeting to take place 16th June, Ann McCarten to attend watering and irrigation issues to be addressed.

Action 02/06-13 Anne, Ian and Amanda to meet with Antonio Miranda at their earliest opportunity to have all of the gardening issues addressed.

7. Maintenance

7.1 Report to meeting by Chris London – New Stone Parasol bases with wheels and umbrellas to be purchased for the Plaza 12 in total and shared between the Locals

7.2 Showers at pool – are under construction, a mosaic of the Bellaluz logo (Orange tree) is to be ordered.

Action 02/06-14

7.3 Maintenance meetings – Weekly meetings take place on Friday mornings which are working well, the maintenance log sheet is under control with more structure.

A new bin is to be ordered with disposable “pooh” bags to be sited on the walkway between Block 9 and Block 16 to encourage all Owners of pets to clear away any mess caused by their animals.

7.4 Ian has met with Vigeras the water installation company.

Snagging now complete and all water works have now been completed, a final site meeting is to be arranged to identify all the water meters in the village.

Action 02/06-15 – Meeting to be arranged with Ian, JC, Vigueras and Chris London

8. Administration

8.1 Weekly meetings – Weekly meeting with the Admin Office, The President, gardeners and maintenance team have been set up this has led to better communications between all.

9. Website

9.1 SSL required to make website secure.

Approximate cost £30 p.a. – Mike was unable to update the meeting as he was unwell.

10. A.O.C.B.

10.1 Contracts (as per 2016 AGM Proposal). – The Gardening contract will be offered to tender in September for renewal in December

10.2 Bellaluz Signage. A discussion took place about the addition of directional signage in and around Bellaluz, several options had been prepared by Carolina Betes. It was decided that more signage is required from the car parks directing people towards the Plaza. The Village maps could be replaced with directional signs and the maps located to more useable areas. Michael Hughes to be contacted and a site meeting to be arranged.

Action 02/06-16 Ian to arrange meeting with Michael Hughes (La Manga Graphics)

Ashley Scott informed us that as Bellaluz Village has an advert on Club TV we are entitled to have a Bellaluz directional sign on the wall of Club TV. Tony Coles to be approached on the design of the sign so it does not conflict with the General Community signs already in place.

Action 02/06-17 Ian to arrange meeting with Tony Coles (Environs V.P. General Community)

10.3 Bellaluz owners week accounts and charity donation – This discussion was postponed until the next committee meeting due to the absence of Mike Mcpherson.

10.4 Summer 2017 pool guard. Pool supervision in the Bellaluz pool area is adopted during the summer months of July and August.

Previous companies used have not been effective major problems have occurred with language barriers. Juan Carlos and Ian to discuss what options for the pool supervisor are available.

Next Committee Meeting is set for 28th July 2017

With no further business, the meeting closed at 12.30pm