



**Minutes of the Committee meeting held at  
Bellaluz Community Office – 10.00hrs  
Friday 8<sup>th</sup> September 2017**

**Attendees**

Ian Glover  
Mike McPherson  
Ashley Scott  
Anne McCartan  
Phillip Lowes  
Juan Carlos Cabeza Martinez  
Amanda Schofield - Administration

**1. Apologies for Absence**

Neil Conduit  
Janet Horsburgh  
Jimmy Wood

**2. Actions action progress she.**

See Appendix 1.

**3. Safety**

**3.1 Risk Assessment Survey Actions** - Full progress on this will be given on the return of Jimmy Wood.

**CCTV Maintenance Contract** – The supplier of the cameras is to be contacted and a maintenance programme to be discussed.

Action 08/09 – 1

**3.2 Defibrillators and delivery** – Delivery of the machines is set to take place week commencing 18<sup>th</sup> September.

**4. Applications**

**4.1 C/F Tony Heaton 18-21 Fit new slide over toldo over rear balcony with drop down sides and front** – application approved with one observation noted.

**4.2 C/F Mydrin S.A. Locale 154 (La Manga Get Aways per Chantal Regalado Gonzalez and John David Murrell) to fit La Caixa A.T.M. in window of locale.** ATM now in situ.

- 4.3 John Sutton 02-09 to fit railings to small terrace and stairs at rear of property.** Approved
- 4.4 Neil Conduit 08-02 to install wheelchair lift in corner of garden.**  
– Application discussed with the committee changed to the pathway and walkway will have to be made. All Owners in block 8 to be written to with full details of the application, also to be placed on the website and notice board. The committee are likely to pass this application if there are no valid objections to this application.  
Action 08/09 – 2
- 4.5 Jamie Barrett 10-01 to install cream toldo above patio doors.**  
Approved. Action 08/09 – 3 Admin to inform owner.
- 4.6 John Ashley Scott, The Scotsman and Dino’s Bar and Grill to install additional wall mounted space heaters in community walkway outside both premises.** Approved Action 08/09 – 4
- 4.7 John Ashley Scott, The Scotsman and Dino’s Bar and Grill to install drop down awnings on community walkway arches leading onto Plaza Major.** Application to be placed on the website and notice board with pictures of the awning that will be used. Awning must be beige in colour with a clear square in the middle and placed on the archway. The committee are likely to pass this application if there are no valid objections to this application.  
Action 08/09 –5
- 4.8 Gill Schofield – 09.01 – To apply for aircon unit to be installed retrospectively.** It was confirmed that there is no free space in the roof void to install the external unit. The application will only be approved if the current external unit is mounted on the floor and covered with materials as described in the guidelines.  
Action 08/09 –6

## 5. Finance

**5.1 Debtors** – Interest now being added to Owners with balances still outstanding. Letters have been sent as per the guidelines and the implications of non-payment. Payment schedules have been revised and Owners informed.

**5.2 Case against Inmogolf** – 3 cases are currently being pursued with the courts.

**Inmogolf debt is currently approx. 44% of the total debt of Bellaluz.**

Locale 74	€ 4,404.81
and 75	€ 4,404.81
Locale 172	€ 4,010.78
Locale 289	€ 178,168.26
11.04A	€ 15,603.76
Total	€ 206,592.42

**5.3 Long term debtors and UK debt recovery companies and their lack of response to administrator’s communications.** The President is to make one last effort to contact the current UK company

that we are involved with, other companies to be re-searched on a no win no fee basis. See Action 21/04-2

A discussion regarding the continual adding of interest to serious long-term debtors took place and a proposal to be added to 2018 AGM requesting this to be suspended under certain conditions.

**Un recoverable debts** – There are a number of debts that will not be able to be recovered due to the fact the property has been sold, old owners have been declared bankrupt or even died, some of these debts need to be written off from the Bellaluz accounts.

Ashley Scott asked if there was a possibility of selling these debts to a third party. It was noted that this issue would be looked in to.

**5.4 Challenge from 02-01 as to the legality of the Bellaluz bylaw to withdraw services to debtors.** This Owners debt is now in court and being processed.

**5.4 Accounts** – 6 months trial balance and account published with the last minutes. Balance in bank approx. 400.000.00-€. Painting programme to commence payment due by the end of the year 78.000.00-€.

All of the painting programme will be completed by the end of 2017 no further painting required for at least 3 years due to the guarantee of the materials and works.

## 6. Gardens & Environs

**6.1 Plaza Major** - Uplighters in the Plaza need to be repaired a meeting with the Luna, Ian and Juan Carlos will take place to discuss lighting and electrical maintenance options. Action 08/09 –7

**Upgrading of walkways in Plaza** – Options on this are to be discussed and materials to be sourced. Positive feedback on this project and all programmes is always welcome from Owners throughout the Village

**6.2 Plaza Chica feature and continuing project.** 2 planters are to be built and then painted to complement the water feature. Action 08/09-8

**6.3 Repairs to areas eroded by December and January Rains** – These areas have been repaired and re-seeded and continue to be monitored.

**6.4 Clearance of dead material between pool and Calle de las Solanas.** Access via a new gate has meant this area has now been cleared this was essential as it was declared a potential fire hazard. Inmagolf gardeners are aware of the area of the ghost restaurant that is their responsibility and is due to be cleared.

**6.4 Gardeners meetings** - Monthly meetings continue with the President, Administrator and gardener contractor

## 7. Maintenance

**7.1 Showers at pool** - A final shower is in the process of being built. Once completed the new showers will have been fitted.

**7.2 Maintenance meetings** – Weekly meetings continue with the President, Administrator and maintenance contractor

**7.3 Winter Maintenance programme** – As per the letter sent to all Owners.

**8. Administration**

**8.1 Weekly meetings** - Continue on a weekly basis with the President, Administrator.

**9. Website** – No problems to report, the changing to a new host has proved successful.

**10. A.O.C.B.**

**10.1 Contracts (as per 2016 AGM Proposal).** Notice will be served to the current garden contractors and a new contract will be prepared to replace the current contract due to expire early December. The current contractors and other various contractors will be invited to tender for the contract. New insurance quotes now being received for when the policy is up for renewal Action 08/09-9

**10.2 Bellaluz Signage.** New signs have been installed throughout the village with new maps in various places, the feedback from Visitors has been very positive. See actions 02/06-16 and 28/07-14

**10.3 Bellaluz owner's week accounts and charity donation.** Please see appendix 3 re the accounts these have been prepared and issued by Mike McPherson. A donation of 750.00-€ from the Owners week will be made to the Cancer ward at Santa Lucia Hospital.

**10.4 Deteriorating state of small pool. Heating of same and possible spa options.** The pool, will be commissioned out of service in October the repairs required will be assessed at that point.

**10.5 Possible committee proposal to 2018 AGM for construction of tennis courts and crazy golf.** The newly cleared area between community pool and Calle de las Solanas has created a large area that could be used for possible development of tennis courts, a crazy golf area and picnic area. Any ideas for the development of this area is welcome from all owners, a possible resolution may be included in the AGM for 2018.

**10.6 Disabled access throughout the Village.** A discussion took place about the importance of ensuring that there are sufficient ramps and access points throughout the village. Importance should be focused on the rules and regulations set by the town hall of Cartagena. Additional ramps and access points are to be identified throughout the village, the town hall is to be approached regarding the specification required for such ramps and access points and suitable contractors are to be sourced to provide plans and quotes for the project.  
Action 08/09-10

With no further business to discuss the meeting closed at 1pm

Next Committee meeting 20<sup>th</sup> October 2017