



**Minutes of the Committee meeting held at  
Bellaluz Community Office – 10.00hrs  
Friday 20<sup>th</sup> October 2017**

**Attendees**

Ian Glover  
Jimmy Wood  
Mike McPherson  
Ashley Scott  
Anne McCartan  
Phillip Lowes  
Neil Conduit – via webcam  
Janet Horsburgh  
Amanda Schofield - Administration

**1. Apologies for Absence**

Juan Carlos Cabeza Martinez – late apology due to being called to attend a meeting with the court lawyers re update over pending court cases.

Due to the poor state/damage that is having a detrimental effect to the Bellaluz Community and the current debt of 70.242.17-€, a further urgent request has been made to the court for immediate execution of the sentence that has been passed on apartment 06.03 and for the property to be offered for auction.

**2. Actions action progress sheet.**

See Appendix 1.

**3. Safety**

**3.1 Risk Assessment Survey Actions** – Several loose railings throughout the village have been observed. A list will be prepared for the maintenance team to work through the repairs and installation of new handrails.

**Action 20/10-01 & Action 20/10-02:** Please see Action Sheet for more information.

**3.2 Defibrillators and delivery** – Certificates for all attendees now stamped and listed with Sanidad. Delivery of the machines delayed due to approval by Sanidad. **Action 20/10-3.**

## 4. Applications

- 4.1 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 but not in working order. **Action 20/10-4.**
- 4.2 Neil Conduit 08-02 to install wheelchair lift in corner of garden.** Application carried forward until next committee meeting. **Action 20/10-5.**
- 4.3 John Ashley Scott, The Scotsman and Dinos Bar and Grill to install drop down awnings on community walkway arches leading onto Plaza Major.** Some objections were received in relation to this application which has now been withdrawn meantime. 2 of the objections to the application were concerned that one of Plaza Mayor walkways has already been appropriated by a locale in the past. They were concerned that another area of community land being gradually appropriated by another outlet. But will be presented to the 2018 A.G.M. with a full explanation of when they will be in situ and when they will be allowed to be used along with other restrictions in relation to smoking and access.
- 4.4 Tony and Gillian Richards 10-06 to install new toldo on terrace overlooking Plaza Mayor.** Application approved but the toldo must be cream in colour and not attached to the floor. **Action 20/10-6.**
- 4.5 Amanda Canovas Thatcher Locale 177, to fit replacement windows to front of property, re-instate original windows in rear of property onto Plaza Chica.** Enquiries made from one Owner, but no valid objections received. Application approved. **Action 20/10-7**
- 4.6 David and Suzanne Pealing 13-06 to replace existing white upvc patio doors with white upvc door and side panel.** Application approved. **Action 20/10-8**
- 4.7 Jan Baraclough and Mike Baker 18-05 to erect screen on east side of rear terrace to hide re-cycling centre at the rear of the owner's club which is an eyesore.** Application to be placed on the website and notice board all Owners in Block 18 to be written to, application carried forward to next meeting. **Action 20/10-9.**
- 4.8 Karen Hall Gemini Locale 76 to fit white upvc or aluminium windows to front of premises and also replace small window at rear with white upvc or aluminium window.** Application to be placed on the website and notice board, application carried forward to next meeting. **Action 20/10-10**

- 4.9 Gines Navarro, Tobaconists, Locale 65 retrospective request for additional step at entrance to shop.** Step already in-situ, application approved. **Action 20/10-11.**
- 4.10 John McNally 17-11 to move window in front bedroom forward to front of existing balcony. New window to be white upvc. (Applicant states he has previously granted permission but no record of this permission held by the community.)** No previous application found, application carried forward as more information is required before permission is granted and Owners in Block 17 need to be notified. **Action 20/10-12**
- 4.11 Anthony Smith 14-02 Air conditioning unit to be fitted and then enclosed in recess next to bedroom door. No void space available for same and to remove kitchen window and install upvc door onto terrace.** Application approved retrospectively. **Action 20/10-13.**
- 4.12 John Spence 17-07 to move window in front bedroom forward to front of existing balcony. New window to be white upvc Patio doors.** Application carried forward, Owners in Block 17 need to be written to, the application is to be placed on the notice board and published on the website. **Action 20/10-14**
- 4.13 Vivien Jarrett, installation of a cat flap.** Application carried forward, Owners in Block 4 need to be written to, the application is to be placed on the notice board and published on the website. **Action 20/10-15**

## **5. Finance**

**5.1 Debtors** – Payment schedules being checked to ensure balances paid in full prior to the close of 2017.

**5.2 Case against Inmogolf** – Court date 6<sup>th</sup> November it is hoped negotiation for settlement of the debt may happen before that date.

**5.3 Long term debtors and UK debt recovery companies and their lack of response to administrator's communications** – Eurofees are no longer pursuing the aged debts of Bellaluz.

A new company CCI Worldwide Investigation contact name Keith Allmark has been approached they have requested details on the debtors involved and will produce a full report on their status. **Action 20/10-16.**

**5.4 Challenge from 02-01 as to the legality of the Bellaluz bylaw to withdraw services to debtors.** Court process continues.

**5.4 Accounts** – 3rd quarter trial balance and accounts published with these minutes. See appendix 2.

Balance in bank approx. 400.000.00-€. **Action 20/10-17.**

## **6. Gardens & Environs**

**6.1 Plaza Major** – Orange trees continue to be monitored, the new 3-month garden plan included in the garden tender will concentrate on this area including the introduction of new plants and planters to further enhance the refurbished Plaza.

**6.2 Plaza Chica feature and continuing project.** 2 planters now built waiting to be planted. Plaza Chica tiles are to be replaced during the winter period to match those in Plaza Mayor

**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. Bellaluz** property now cleared Inmagolf gardeners to be reminded of the area of the ghost restaurant that is their responsibility and is due to be cleared.

**6.5 Banking at pool destroyed by wild boar.** The grassed area at the pool has been destroyed by wild boar looking for food and water, the environmental department of the town hall have visited and assessed the situation and will take the necessary action to deter these animals.

**6.6 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.

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

**7.3 Winter Maintenance programme** – Several projects will commence over the winter period these include:

The baby pool to be drained and repaired, the pool will remain open due to the excellent weather we continue to have.

The foundations for the new tombstone and water feature will be laid.

Continuing the replacement of steps and stairwells throughout the village especially over the weekend periods.

Water distribution points in each block to be checked and a list of which need to be repaired will be provided for quotes to be obtained.

Electric boards to be replaced throughout the village, this program has begun with the most dangerous ones being replaced.

## **8. Administration**

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

**9. Website** – The new what to do in the case of an emergency has been published on the website.

Pictures of the new garden area are to be published asking Owner to suggest ideas for use of this area.

## 10. A.O.C.B.

**10.1 Contracts (as per 2016 AGM Proposal).** 7 garden contractors including our current contractors have been invited to tender for the gardening contract. Final date to submit the tender is the 17<sup>th</sup> November. **Action 20/10-18.**

**10.2 Bellaluz Signage.** New signs with new maps in various places now installed

**10.3 Deteriorating state of small pool. Heating of same and possible spa options.** A committee resolution will be prepared for consideration at The Owners AGM 2018. Once the small pool has been taken out of commission in November/December (When it is too cold to use) emergency repairs to be carried out which are to be of a standard to allow use throughout next season. Work decided by the owners at the 2018 A.G.M will then be carried out in the winter period into 2019.

**10.4 Community bin storage areas.** Please see appendix 3. A concrete base will be laid in the areas that have been identified, these areas will be screened with trees similar to the bin store close to block 13, plastic re-cycling bins will be requested from the general community and included. This should finally resolve the problem of large bins lying in the corners of our car parks and free up additional parking spaces. **Action 20/10-19.**

**10.5 Plaza Mayor music –** The only music events that are due to take place will be over the Christmas and New Year period.

**10.6 Village cleaning –** The idea of purchasing additional equipment for the cleaning of the walkways was discussed but additional information is required, and the subject has been carried forward until further information is obtained.

**10.7 CCTV and maintenance plan.** Additional signs are to be ordered and placed at the entrance to each car park. The contractor who installed the cameras throughout the village is to be contacted to supply details and a price on the maintenance of these cameras. Compliance with Data Protection and E.C.H.R. laws have been checked and our community is acting legally under the terms of non directed surveillance. Maintenance contract with installing company to be negotiated. **Action 20/10-20** Ian, Ashley and Jimmy (the 3 authorised operators under the terms of the data protection act) to liaise with the installing company to agree contract terms.

**10.8 Bellaluz bylaws and compliance with same letter from an owner regarding Article 29-2 of the bylaws and the whole permissions system.** A discussion took place regarding the building application process, Mike McPherson has agreed to prepare a more comprehensive step by step plan of the application process, so Owners

are fully aware of what is involved and the process of making an application.

Mike also commented that he has been reviewing The Bellaluz bylaws and Regulations the last update was 2014 and they need to be updated he is preparing a list of possible revisions. **Action 20/10-21 & Action 20/10-22.**

**10.9 Disabled parking and drop kerbs/disabled ramps** – Please see appendix 4. An engineer's report has been commissioned and is available from the Administrators office, more disabled bays will be introduced during the winter period and the access ramps will be improved and constructed as per the town hall specification and legal requirements. **Action 20/10-23**

**10.10 Bellaluz AGM and Owners Week 2018** – The Bellaluz AGM will take place on the 23<sup>rd</sup> April 2018 at the Owners Club House (Please note the change of venue). Owners are asked to submit resolutions for consideration and proposals for office bearers before the end of the year. So as the papers can be prepared to be sent out in early 2018.

**Suggestions for Owners week activities are always welcomed from Owners**

A trip to Alicante including a boat trip to an island a few miles off the coast is to be considered.

With no further business to discuss the meeting closed at 1.20pm

Next Committee meeting 7th December 2017 Please note the change of date from the published date (8<sup>th</sup> December 2017)