



	<u>Last updated 26/10/2017</u>	
<u>Action:</u>	<u>Progress and by whom:</u>	<u>Completion Date:</u>
<u>29/07-1:</u> H&S White lining to be completed Maintenance Contractor.	Awaiting completion by Maintenance. Ongoing	Works to commence over the weekends.
<u>Action 2/09-1:</u> Ian and Jimmy to carry out 2 risk assessment surveys in the village.	Trip Hazards, loose and new handrails and a damaged inspection hatch identified Jimmy to prepare a list of works	See actions 20/10-1 and 2
<u>Action 13/01-1</u> – Fencing around solar panels to be constructed	Work order prepared number 120. Fence to be constructed	
<u>Action 13/01-2</u> – Netting for solar panel to be sourced	Ian to look in to options and materials available for this project	C/F
<u>Action 13/01-5</u> Negotiation to be pushed with Inmagolf Lawyers	Court date of 6 th November 2017.	
<u>Action 17/03</u> – 4 Irrigation system to be set up in The Plaza	All the pots round the Plaza edge now have automatic watering and the orange trees to be connected in October	Orange trees being monitored.
<u>Action 17/03</u> – 6 Signage for CCTV to be re-viewwed	Signage complaint. However more as a deterrent new signs to be ordered. Ian to place order with Michael Hughes	
<u>Action 17/03</u> – 7 Final snagging to be prepared with water company	A meeting to be arranged between Ian, JC, Vigeras. A more comprehensive map showing all valves and water meters must be provided and kept in the admin office	Administration to organise Requested 13/09, 27/09, 17/10 awaiting delivery
Action 08/09 – 1 and Action 20/10-18 Current Gardening contract to be terminated and tenders to be invited	Tenders to be put out for offers in October 2017. Final date for Tenders to respond 17 th November 2017	7 Contractors invited to tender
<u>Action 21/04-02</u> Long term debtors <u>Action 20/10-16</u>	Eurofees no longer dealing with these debts. New company identified. Admin to prepare list of debtors and send to CCI worldwide	
<u>Action 21/04-03</u> Insurance for the	Ian, Juan Carlos and Phillip Lowes to meet at earliest	A valuation of the village

community and individual owners	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.	is to be carried out.
Action 02/06-08 – Local 154 – Installation of ATM in window of Local	Approved – Owner Informed	ATM now installed, awaiting cash and security camera. Also see Action 20/10-4
Action 28/07-1 and Action 20/10-3 defibrillator installation at Swimming pool and Plaza Mayor	Administrator to establish delivery timetable with company supplying the defibrillators.	Sanidad must approve machines before installation
Action 28/07-11 Various complaints received regarding large amounts of dead plant material between the banking at the pool and Calle Las Solanas which is a real fire hazzard	Area cleared except ghost restaurant area Inmagolf to be reminded of the fire risk and there responsibility to clear the area.	Admin to remind Inmagolf.
Action 28/07-12 review of all external stairways in the community.	Survey completed – works schedual in place	Works to continue over the weekends
Action 28/07-15 Bellaluz signage to be placed on ‘tombstones’ throughout the La Manga Club	Works to commence on the foundation of the fountain at the long term carpark and “tombstone” opposite the old telephone exchange prior to the expiry of licences in November.	
Action 08/09 – 1 CCTV cameras and maintenance plan.	Meeting with contractor took place	Waiting for the report and maintenance costs. Maintenance contract now signed.
Action 08/09–2 and Action 20/10-5 – 08-02 to install wheelchair lift in corner of garden	Owners in block 8 to be written to with a comprehensive plan and description of the works involved. To be published on the website and notice board	One objection received after the application was approved approved. Action 20/10-5 Admin to inform Owner.
Action 08/09 –5 - John Ashley Scott, The Scotsman and Dinos Bar and Grill to install drop down awnings on community walkway arches leading onto Plaza Major	Application withdrawn meantime. 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.	
Action 08/09 –7 – Uplighters in Plaza and electric boxes in the village	Admin to organise. (Meeting took place 13/09/2017)	Uplighters to be repaired Electric boxes being

		replaced
Action 08/09 –8-Plaza Chica feature, 2 planters are to be built and then planted	Now built to be planted by the Gardening contractor.	
Action 08/09-10 - Disabled access throughout the Village	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 contractor are to be sourced to provide plans and quotes for the project.	Engineers report has now been prepared
<u>Action 20/10-1</u> List of repairs to be prepared	Jimmy Wood to prepare list so as work orders can be created by the administrator.	
Action 20/10-2 darkness safety survey	Ian and Jimmy to complete darkness survey and report to December meeting.	
Action 20/10-3 Delivery of defibrillators	Administrator to contact Sanidad to ascertain when they are likely to be cleared for delivery. (They can not save a life lying in a government office!)	
Action 20/10-4 Local 154 – Installation of ATM in window of Local	Administrator to contact owners to ascertain when ATM will be operational.	
Action 20/10-6 - 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. Admin to inform Owner	
Action 20/10-7 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. Admin to inform Owner	Item 3 on the application (installation of side windows) to be submitted as an application in its own right.
Action 20/10-8 David and Suzanne Pealing 13-06 to replace existing white upvc patio doors with white upvc door and side panel.	Application approved. Admin to inform Owner	
Action 20/10-9 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 owners club which is an eyesore.	Application to be placed on the website and notice board all Owners in Block 18 to be written to. Admin to do letters and notice board Mike to place on website. Ian to approach general community with possible offer of a location on Bellaluz land further up the hill. If the offer is	

	accepted then the matter will have to be considered by the owners at the next AGM.	
Action 20/10-10 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 Admin to do	
Action 20/10-11 Gines Navarro, Tobaconists, Locale 65 retrospective request for additional step at entrance to shop.	Step already in-situ, application approved. Admin to inform Owner	
Action 20/10-12 John McNally 17-11 to move window in front bedroom forward to front of existing balcony. New window to be white upvc.	More information on application required from the Owner Admin to request this from the Owner. Once the information is to hand admin to write to owners and place on notice board Mike to place on website.	
Action 20/10-13 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. Admin to inform Owner and request door be placed to screen Air conditioning unit.	
Action 20/10-14 John Spence 17-07 to move window in front bedroom forward to front of existing balcony. New window to be white upvc Patio doors.	Owners in Block 17 need to be written to, the application is to be placed on the notice board and published on the website. Admin to do	
Action 20/10-15 Vivien Jarrett, installation of a cat flap.	Owners in Block 4 need to be written to, the application is to be placed on the notice board and published on the website. Admin to do	
Action 20/10-16 Recovery of long term debt.	Ian to continue contact with CCI in an effort to recover some of this long term debt.	
Action 20/10-17 third quarter accounts	Laurence and Ian to liaise and Accounts to be compiled and published.	
Action 20/10-18 Gardening contract	Ian and Juan Carlos to continue with the tendering process	

	to have a new contract signed and in place before the 10th of December deadline.	
Action 20/10-19 Community bin storage areas.	Ian to work with Grupo Capital to ascertain a suitable time to pour bases and arrange planting of natural screens.	
Action 20/10-20 CCTV and maintenance plan and compliance with Data Protection and E.C.H.R. laws	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 and confirm legality of the system its signage and use.	
Action 20/10-21 Bellaluz bylaws and compliance with same letter from an owner regarding Article 29-2 of the bylaws and the whole permissions system	Ian to work on a response to be published. Which will be of benefit to owners who are intending alterations to the facades of their property.	
Action 20/10-22 Bellaluz bylaws and rules and regulations. Neither have been updated since 2014.	Mike to study Bylaws and Rules and Regulations and to suggest changes that can be made to bring them up to date. Resolution to be prepared for 2018 A.G.M. for annual vote for rules and regulations to take place As at present the Rules and Regulations are unenforceable unless voted on annually.	
Action 20/10-23 Disabled parking and drop kerbs/disabled ramps.	Administrator to identify off site contractors to have them quote for the works. Ian to ascertain if Grupo capital our maintenance contractors have time within the winter maintenance programme to carry out the works in order to lessen the cost.	