



	<u>Last updated 20/12/2017</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	See actions 20/10-1 List of works prepared
<u>Action 13/01-1 –</u> Fencing around solar panels to be constructed	Work order prepared number 120. Fence to be constructed	Gate now installed, awaiting fencing
<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	Netting available
<u>Action 13/01-5</u> Negotiation to be pushed with Inmagolf Lawyers	Court date of 6 th November 2017.	Court case completed ruling expected any day
<u>Action 17/03 – 4</u> 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	New gardening contractor to be insturcted to set up irrigation if required.
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	Process now complete and a new gardening contractor appointed
<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	List prepared, long term debts to be discussed with the examiner in February 2018
<u>Action 21/04-03</u> Insurance for the community and individual owners	A valuation of the village is to be carried out.	A number of offers have been received. JC, Ian and Philip to meet over the Christmas holidays
Action 28/07-11 Various complaints	Area cleared except ghost restaurant area	Admin to remind

received regarding large amounts of dead plant material between the banking at the pool and Calle Las Solanas which is a real fire hazard	Inmagolf to be reminded of the fire risk and their responsibility to clear the area.	Inmagolf to continue sending reminders
Action 28/07-12 review of all external stairways in the community.	Survey completed – works schedule 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.	Works started on both sites
Action 08/09 –7 – Uplighters in Plaza and electric boxes in the village	Uplighters to be tanked and repaired.	All electricity fuse boxes situated on garden walls and in stair wells now upgraded and made safe. Electrical contractor has agreed to payments in 2017 and 2018 to keep all works within budget.
Action 08/09-10 - Disabled access throughout the Village	Additional ramps and access points are to be identified throughout the village. Engineers report has now been prepared.	Budgets for works to be requested from Grupo Capital
<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.	List completed and works orders prepared
Action 20/10-2 darkness safety survey	Ian and Jimmy to complete darkness survey and report to January meeting.	
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 owner’s club which is an eyesore.	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.	Application approved, Admin to inform owners. Email to General Community sent awaiting response re moving recycling unit.
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 approved, Admin to inform Owners	

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.	No further info received, admin to request by email to Owner
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.	Application approved, Admin to email Owners	
Action 20/10-15 and Action 07/12-11 Vivien Jarrett, installation of a cat flap.	Application approved, Admin to email Owners	
Action 07/12-03 – Local 177, Installation of windows on the side of Local	Admin/Mike to place application on the website, notice board and to write to Owners in blocks 11,12,5,6 and all Locals	
Action 07/12-04 – 14.04 To replace old air conditioning units with new	Admin to contact Villa Management to see if there is space in the roof void. Woks sheet to be prepared for GC to also check the roof void for space	
Action 07/12 -05 - 13-15 to install internet antennae on terrace	Admin to contact the Owners for more information on the positioning of the antennae, size and any cabling involved with the installation	
Action 07/12-06 - To fit new entrance door replacing the existing door	Application Approved – Admin to inform Owners	
Action 07/12-07 -09-11 re-application for construction of balcony last passed on 28/8/2014.	Application Approved with certain conditions – Admin to inform Owners	
Action 07/12-08 - 01-17 re-application for disabled access to garden area with gate and ramp	Application Re - Approved – Admin to inform Owners	
Action 07/12-09 - 17-18 – Closing in of rear terrace with aluminium/glass patio doors	Admin/Mike to place application on the website, notice board and to write to Owners in block 17	
Action 07/12-10 - – To build a storage cupboard against the east wall of the south side garden. Install a cat flap in the front door.	Admin/Mike to place application on the website, notice board and to write to Owners in block 9.	
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 20/10-18 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.	New contract signed and the contractor will commence works 02.01.2018
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.	Budgets to be requested
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.	Maintenance contract of CCTV contract now signed and all legal matters addressed
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. Which will be of benefit to owners who are intending alterations to the facades of their property.	Letter and flow chart to be progressed for January meeting.
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.	Work being progressed by Mike and Ian
07/12-01 – Defibrillator Certificates	Admin to send course certificates to all attendees who are now fully qualified to carry out first aid and use defibrillator equipment.	
07/12-02 – Defibrillator Box	Box to be made and installed close to the Pharmacy to house defib machines and first aid kits. Break glass for key safes to be included. – work sheet to be prepared for Grupo Capital to source materials. Contracted CCTV company to add additional camera to system.	