



**Minutes of the Committee meeting held at
Bellaluz Community Office – 09.00hrs
Wednesday 10th January 2018**

Attendees

Ian Glover
Juan Carlos Cabeza Martinez
Jimmy Wood
Janet Horsburgh
Mike McPherson
Ashley Scott
Neil Conduit – via webcam
Amanda Schofield - Administration

1. Apologies for Absence

Anne McCartan
Phillip Lowes

2. Actions action progress sheet.

See Appendix 1.

3. Safety

3.1 Risk Assessment Survey Actions – Inspections of the Village continue on a regular basis. A night assessment is being planned

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

3.2 Defibrillators and delivery –Defibrillators and suitable storage boxes have now been delivered. 1 machine is to be placed close to the Pharmacy with a full first aid kit and oxygen supplies. The other unit is placed in the pool area together with the existing first aid kit.

Action 10/01-1: Administrator to contact Mutua to get a delivery of first aid kits and intubation tubes to be sited with defibrillators.

4. Applications

4.1 Vivien Jarratt 04-01 to replace apartment door with new white PVC door in the approved style. **Approved.**

- 4.2 Vivien Jarratt 04-01 to install white perciana blind on existing bedroom window. **Approved. Action 10/01-2 Administrator to inform owner for both applications.**
- 4.3 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 been granted permission, but no record of this permission held by the community.) Further information was requested. None has been received application therefore carried forward until more information received from the Owner – **Further information still required.**
- 4.4 Amanda Canovas Thatcher Locale 177, Application to install windows on side of property overlooking stairway from Plaza Chica to Calle Narcea. **Application denied** – Several comments, concerns and objections were received in respect of this application.
Action 10/01-3 Administrator to inform owner.
- 4.5 James Moroney 14-04 to replace old air conditioning units with new. These are sited on the stair wall next to the stairs at the end of block 14. **Application denied** – After inspection there is sufficient space for the external units to be placed in the roof void.
Action 10/01-4 Administrator to inform owner.
- 4.6 Eric Arber 13-15 to install internet antennae supplied by Futura on terrace – **Admin to ask for more information still required on the positioning of the antennae, size and any cabling involved with the installation**
- 4.7 Carol Jillins 17-18 – Closing in of rear terrace with aluminium/glass patio doors. Application carried forward to next meeting.
Application approved with certain conditions Action 10/01-5 Administrator to inform owner.
- 4.8 Gill Schofield – 09.01 – To build a storage cupboard against the east wall of her south side garden. Install a catflap in the front door.
Approved Action 10/01-6 Administrator to inform owner.
- 4.9 Simone Sinclair - 10-10 To install a cat flap. **Action 10/01-7 Application to be placed on the website, notice board and all Owners in Block 10 to be written to for comments.**

5. Finance

5.1 **Debtors** – Discussions continue with the banks regarding outstanding fees on properties that are now in their possession.

5.2 **Case against Inmogolf** – The ruling has now been made in favour of Bellaluz. Inmogolf have been sentenced to pay all outstanding fees on the Ghost Restaurant including all outstanding interest and fees. Time limit for an appeal is 31st January 2018

5.3 **Long term debtors and UK debt recovery companies and their lack of response to administrator's communications** – All long term debtors are to be discussed with Laurence Pearson (Auditor) Ian and Marta in February 2018. A resolution will be proposed for a number of long term debts to be written off as every avenue for collection of them

have been exhausted. **Action 10/01-8** Ian to meet with Laurence Pearson and Marta in February.

5.4 Accounts – End of year accounts are now being prepared. 1st half fees are now due with the prompt payment discount available to all Owners paying by direct debit and any Owner paying before 31st January 2018.

6. Gardens & Environs

6.1 Plaza Major – The controller of the irrigation is broken. Manual watering is in process and a new controller being sourced and will be installed.

6.2 Plaza Chica feature and continuing project. The refurbishment has now been completed including the surrounding steps leading into this area.

6.4 Banking at pool destroyed by wild boar. The grassed area at the pool has again been destroyed. Further contact with the environmental department is now being made.

6.4 Gardening Contract – 3 tenders were submitted and evaluated. The contract has now been awarded to Maruja a gardening company with a garden centre based between Bellaluz and Cabo de Palos. The contract has been signed and began on 2nd January 2018

6.5 New Gardeners report. (See Appendix 2)

6.5 Gardeners meetings –Scheduled meetings with the new gardening contractor will commence on 12th January 2018.

7. Maintenance

7.1 Maintenance meetings – Weekly meetings continue with the President, Administrator and maintenance contractor.

7.2 Winter Maintenance programme – This will continue throughout the winter period and include

- the replacement and refurbishment of steps as identified.
- the construction of the new bin storage areas and
- Completion of additional access ramps throughout the village.

8. Administration

8.1 Weekly meetings – **These** continue on a weekly basis with the President, Administrator.

8.2 Newspaper reports linking Independent Consultants with La Caixa fraud case dating back to 2007. The committee broached the subject of alleged fraud in relation to mortgages issued by La Caixa Bank over 10 years ago. The matter has received a degree of coverage in the local press and appeared to suggest that Independent Consultants and “J.C.C.” were involved. Several owners have voiced their concerns in relation to the matter and the committee as a whole felt the matter had to be addressed and a statement issued by our administrator. The Committee all agreed that some owners

comments/claims were poorly chosen and ill informed as the legal systems throughout Europe hold the ethos of ***“innocent until proven guilty beyond all reasonable doubt”*** as corner stone of society.

Juan Carlos fully agreed with the committee’s stance and informed the President and committee about the full facts of this case. Statement to be prepared by our Administrator and published with the minutes of this meeting. **(See Appendix 3)**

9. Website – Annual invoices are now due for the renewal of the site for 2018 and for the secure unit now in place on the website.

10. A.O.C.B.

10.1 Contracts (as per 2016 AGM Proposal). Insurance and meeting with Insurance companies on 29/12/17 (See appendix 4)

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

10.3 Deteriorating state of small pool. Heating and possible spa options. Emergency repairs have now been completed. The pool can be used for a further 2 years, giving the community time to agree future plans.

10.4 Community bin storage areas. A concrete base will be laid in the areas that have been identified. The areas will be screened with trees similar to the bin storage area close to block 13. Plastic re-cycling bins will be requested from the general community and installed. This should resolve the problem of large bins lying in the corners of our car parks and also free up additional parking spaces. **Action 20/10-19.**

10.4 Disabled parking and drop kerbs/access ramps. Work has now commenced on this project in various areas throughout the village. They are being constructed as per the guidelines set by the report received from a recent inspection carried out by our retained civil engineer ensuring we comply with Spanish law.

10.5 Bellaluz AGM/Committee proposals and Owners Week 2018.. Both nominations for new committee members and a number of proposals have been received. An Owners week programme has been prepared by Mike McPherson and will be sent out with the AGM paperwork in February

With no further business to discuss the meeting closed at 11.00pm

Next Committee meeting 9th February 2018.