

Dear Owner,

Firstly may I wish you all a very happy new year.

Secondly I can only apologise for the sheer volume of information contained in the email you have received with this letter, but things have been very busy here in Bellaluz with all manner of things being progressed and improved.

The following are expansions to the appendices mentioned in the minutes,

INSURANCE

I firstly have to thank our V.P. Phillip Lowes for his hard work and the large amount of time he has dedicated to the insurance held by the community. For those of you who don't know Phil, he owns and runs a large insurance brokering firm in the north of England. He started working in the Insurance world in 1972 and has brought a wealth of knowledge to the recent insurance contract tendering process.

We interviewed a number of representatives and as you will see Phil has suggested we remain with Generali with a completely new policy which has NO excesses.

I have now received their quote which I intend accepting as it contains all the cover we require at a very competitive price. We as a community will be saving almost €4,300 this year on our insurance premium. The reduction is mainly due to the completion of the water mains renewal, which carries a 10 year guarantee, and the full renewal of all our external fuse boxes and boards.

You will see in Phil's letter he mentions a large storm damage claim. I am pleased to inform you that this claim is about to be settled and all the roofs in the village repaired. This process will take 2 to 3 weeks and should be completed in February.

There are another couple of issues which he mentions in his letter. These will be dealt with in due course. One of these is contents insurance for owners at a discounted rates. Phil and I hope to have a comprehensive guide to our insurance and that of contents insurance for owners ready prior to this years A.G.M.

GARDENING

As you will see from these minutes and previous minutes we now have a new gardening contractor who is extremely enthusiastic and plans to do great things for Bellaluz. I can confirm that I and Juan Carlos Cabeza, our administrator, complied with all aspects of Spanish law in relation to the new contract. We gave the previous contractor more that the required notice of termination of contract and invited him to re-tender which he did.

Several companies submitted tenders and the contract was not awarded solely on financial grounds. . The tender document I prepared together with the tenders submitted are held in the community office and can be inspected there by any owner. In addition to the work detailed and proposed in the gardeners first report is

- Planting 20+ coconut palms (which are not susceptible to palm weevil).

- Top dressing of the grassed areas with 200 tonnes of sand/soil and plant food, which will be applied after scarification. (This is a process I have never seen carried out in Bellaluz.)
- The application of 2,000kg of plant food and fertilizer.

The Contractor's first report covers our irrigation systems at length. Following a meeting and inspection on 12th January it has been identified that most of the system requires upgrading. There are a few grassed areas with no irrigation (such as the area to the front of block 17) which will now be included in the upgrade. The work will have to be done on a rolling basis to comply with the agreed budgets.

The gardening contractor as I have said is extremely enthusiastic and will be happy to receive suggestions for improvements. If you have any reasonable requests in relation to our environs please do not hesitate to contact me.

ADMINISTRATORS STATEMENT

I feel this matter is fully covered in his statement and in the meeting minutes. As you will see Juan Carlos is happy to discuss the matter with any of you.

Juan Carlos also includes in his statement the fantastic news that we have won our case against Inmogolf regarding the "Ghost Restaurant" or Locale 289. We now have to wait to see if they appeal and if they don't we intend applying immediately to the court for the execution of the sentence. This in turn will make a massive difference to the debt owed to the community.

OWNERS WEEK

As we approach this year's A.G.M. the preparations for owners' week are now in full swing. V.P. Mike McPherson has kindly agreed to produce an owner's week brochure which will contain useful information and details of all the events throughout the week. If you wish to have anything included in this brochure please contact the office or me.

Lastly, Laura as asked me to tell you that this year's coach trip has now been confirmed. It is a trip to Alicante with a boat trip out to the Island of Tabarca where we will have lunch. The price is €45 per person including the boat tickets and lunch. The trip is now over half full, so to avoid missing out, please contact Laura on skye1luk@yahoo.co.uk to book your seats.

I hope that this finds you all well and having a good start to 2018. I look forward to seeing those of you who can make it to this year's A.G.M. and owners week.

Kind regards

Ian.