



**Minutes of the Committee meeting held at
Bellaluz Community Office – 10.00hrs
Friday 16th March 2018**

Attendees

Ian Glover
Juan Carlos Cabeza Martinez
Ashley Scott
Mike McPherson
Anne McCartan
Amanda Schofield – Administration

Ian began the meeting with the sad news of the death of Judy Betes and the committee all offered their sincere condolences to Antonio, Mario and Carolina and our thoughts are with them at this difficult time.

1. Apologies for Absence

Jimmy Wood
Janet Horsburgh
Phillip Lowes

2. Actions action progress sheet.

See Appendix 1.

3. Safety

3.1 Risk Assessment Survey Actions – Inspections of the Village continue a regular basis.

New ramps and disabled access are being completed and installed throughout the village including step re-newel and balustrade repairs as part of the winter refurbishment programme.

Solar Panels for pool heating system. There have been on-going meetings regarding the low water temperature throughout the winter period. Investigations have taken place and poor insulation of the pipes that transfer the hot water to the pool has resulted in up to 7 degrees heat loss. 720 pipes have now been lagged to reduce this heat loss. The heat exchanger is working better to improve the transfer of the hot water, a mobile app has been installed to monitor the pool temperature but the temperature in the pool still remains low. As a community we were promised winter temperatures of at

least 23 degrees but this has not been the case. We have requested a comprehensive list of works that have been undertaken to ensure the system installed can deliver the temperatures we were promised.

4. Applications

- 4.1 - **John McNally 17-11** – This application has been filed until further info has been received from the Owner
- 4.2 - **Steve Burbery 01-05 to add storage cupboards to rear terrace of property. Design to be the same as others already given permission in the community. Action 16/03–1** Admin to write to Owners in block 1 re the application, send to Mike to put on the website and to be placed on the notice board.
- 4.3 - **John Ashley Scott Locale 140 Angelos to replace fixed side window with new white upvc sliding window. Action 16/03–2** Application approved, Admin to inform Owner
- 4.4 - **Clive Wittaker 10-14 to construct 80cm high plastic fence in garden to create a boundary between 10-14 and adjoining property. (10-07) - Action 16/03–3** Application approved the fence must be green in colour, Admin to inform Owner
- 4.5 - **Terry Cullen 17-10 to fit toldo above patio doors on rear of property. Action 16/03–4** Application approved the toldo must be beige or white in colour, Admin to inform Owner
- 4.6 - **D. Bastow & J. Moulton 01.20 to remove bedroom window in front of apartment and replace with white upvc patio doors. Action 16/03–5** Application approved the new windows must be fitted in the same position as the old windows being removed
- 4.7 - **Jacqueline Capps-Coe 06-06 installation of air conditioning units in roof void. Action 16/03–6** Application approved, Admin to inform Owner
- 4.8 - **Bernard Cahill – 18.02 - To install glass doors to rear patio terrace, add and extend storage cupboards. Admin to write to Action 16/03–7** Owners in block 1 re the application, send to Mike to put on the website and to be placed on the notice board.

5. Finance

- 5.1 **Debtors** – Interest has been added to Owners accounts with balances outstanding, Owners have been informed of this.
- 5.2 **Case against Inmogolf** – A meeting took place at the request of Inmogolf on the 15th February 2018 they put forward a payment plan which the President and Administrator agreed for the repayment of 219.535.88-€ over 30 months with the first payment due March 2018 if the agreement is accepted by the legal department of Inmogolf in Barcelona. To date no agreement has been signed. The board of Directors of Inmogolf have a meeting on Tuesday 20th March we await the results of this meeting. No result or failure to sign an agreement will lead to a request to the court for the execution of the original sentence and a claim for a further repayment of 150.000.00-€ with a request to embargo of assets. Juan Carlos has attended at the land registry office

in La Union and identified a number of properties and plots owned by Inmogolf S.L. which could be subject of such embargo.

5.3 Long term debtors and UK debt recovery companies and their lack of response to administrator's communications –A final effort will be made in 2018 on several long-term debts if no payment is made and it is established that every angle to retrieve the payment has been made. Marta & Ian now working on long term debtor's details to send to CCI the debt collecting agency in the UK.

Servihabitat (The property side of La Caixa bank) have just settled the debt in relation to 2 re-possessed Bellaluz apartments. Negotiations are ongoing in relation to the recovery of interest.

5.4 Accounts – End of year accounts have now been prepared and examined by our Examiner Laurence Pearson these have been sent out with the AGM Agenda paperwork.

6. Gardens & Environs

6.1 Plaza Major – Irrigation system has now been repaired and functioning correctly. Orange trees and improving in health with new growth

6.2 Plaza Chica feature and continuing project. The wall that leads to the top car park has been cladded with stone cladding at the bottom and the wall above skimmed to create a smooth finish and eliminate the blockwork on the wall. New pump being fitted to the water feature and frog and will be operational soon

6.3 Gardeners meetings – Scheduled meetings with the gardening contractor have now begun. Irrigation system throughout the village is being upgraded to ensure efficient watering this will help to reduce water usage. Grassed areas to be looked at and re-seeded where necessary

7. Maintenance

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

7.2 Winter Maintenance programme.

The replacement and refurbishment of steps continue to be replaced.

Completion of additional access ramps throughout the village has now begun. Access from Plaza Fuente to Plaza Mayor now complete.

Not only is the Village now wheelchair friendly but also family friendly for people with buggies.

Stainless steel railings have also been introduced throughout the village.

Tombstone still need to be built and the General community contacted again to see when their part of the works will be completed.

Current flytraps to be removed and stored. Requests to be made to General Community if they will take over the control of this for 2018 as promised by the previous President.

Roof repairs for loose tiles to begin April.

8. Administration

8.1 Weekly meetings – These continue a weekly basis with the President & The Administrator.

Preparation now in place for the AGM and Owners week

9. Website – Yearly fees for the website now due, Marta to organise payment.

10. A.O.C.B.

10.1 - Disabled parking and drop kerbs/access ramps. Work has now commenced on this project in various areas throughout the village.

10.3 Bellaluz AGM/Committee proposals to same and Owners Week 2018 - The AGM agenda is now being finalised and has been sent to all Owners.

An Owners week programme is being prepared by Mike McPherson and will be sent out to Owners in April plus 250 printed copies will be ordered for distribution to Owners

10.04 Attestation of electronically transmitted documentation. As approved at the AGM 2017 documents re notifications, minutes etc can now be sent electronically. The paperwork for this years AGM was sent using the new DOYFE system and it has been successful.

10.5 – Red carpet. The red carpet that Bellaluz use for the fashion show is worn and needs to be replaced. **Action 16/03–8** Carpet to be measured and quotes obtained.

With no further business to discuss the meeting closed at 12.40pm

Next Committee meeting 18th April 2018.

Owners week Bus/Boat trip. Please note that the trip is now full, but names are still being taken for a reserve list as on average 4 people have to pull out of the trip. If you wish your name to be added to the reserve list, please contact Laura at skye11uk@yahoo.co.uk