



**Minutes of the Committee meeting held at
Bellaluz Community Office – 13.00hrs
Wednesday 18th April 2018**

Attendees

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

1. Apologies for Absence

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. Additional drop kerbs are being installed to allow better access to the community.

4. Applications

4.1 - 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.
No objections received, application passed. **Action 18/04-1** Admin to inform owner.

- 4.2 - 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.
Following receipt of an email from a neighbour in block 17, additional conditions to be added to the permission. **Action 18/04-2** Admin to inform owner that the toldo must be wound in when not in residence and the angle of the installation must be such that it does not affect adjacent window.
- 4.3 - Melody McKane Villa 4 to build outside storage cupboard in space next to steps down to villa.**
Action 18/04-4 Admin to write to owners of Villas 1,2 and 3 and block 1. Mike to place on website.
- 4.4- Bernard Cahill – 18.02 - To install glass doors to rear patio terrace, add and extend storage cupboards. Action 16/03–7**
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.
Action 18/04-3 no objections received permission granted. Admin to inform owner.

5. Finance

- 5.1 Debtors** – Interest has been added to Owners accounts with balances outstanding, Owners have been informed of this.
- 5.2 Longterm Debtors** – Up to date list prepared for presentation to the A.G.M.
- 5.3 Inmogolf** – Negotiations are continuing with Inmogolof to have them commence payments.
- 5.4 Accounts** – End of year accounts have now been prepared and examined by our Examiner Laurence Pearson these will be sent out with the AGM Agenda paperwork.

6. Gardens & Environs

- 6.1 Plaza Major** – New low level planters have now been installed improving the look of the west side of Plaza Mayor.
- 6.2 Plaza Chica feature and continuing project.** The project is now complete.
- 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. The scarification and top dressing, and planting of coconut palms, as promised in the tender received from Maruja to be pursued.

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.

Additional drop kerbs are now being installed.

8. Administration

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

Preparation now in place for the AGM and Owners week

9. Website – Pamphlet for owners week has now been printed for distribution during owners week.

10. A.O.C.B.

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

10.2 Bellaluz AGM/Committee proposals to same and Owners Week 2018

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

10.3 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 year's AGM was sent using the new DOYFE system and it has been successful.

Once the minutes of the 2018 A.G.M. are prepared they will also be sent using this system.

10.4 Upgrading of the music system in plaza Mayor.

This was discussed and it was agreed the system was in need of renewal. It was decided that a digital system sited in a cabinet on one of the pillars in the main walkway would be the best option. This will allow all the locales round the square to access the system and play music through the speakers on the uprights of the permanent toldos. The new system will also allow the use of a microphone for events in the Plaza. The existing Bose speakers to be taken down and tested and if still usable refurbished and re-wired to the new system. The new system to have volume controls for each end of Plaza Mayor. **Action 18/04-5** Ian and Ashley to research and source possible replacement system and arrange testing and possible refurbishment of existing speakers.

With no further business to discuss the meeting closed at 3.30pm

Next Committee meeting 8th June 2018.