



**Minutes of the Committee meeting held at  
Bellaluz Community Office – 10.00hrs  
Friday 8<sup>th</sup> June 2018**

**Attendees**

Ian Glover  
Juan Carlos Cabeza Martinez  
Mike McPherson  
Janet Horsburgh  
Alan Gemmell  
Amanda Schofield – Administration

Ian began the meeting with the sad news of the deaths of Peter Martin and John Hall. The committee all offered their sincere condolences to the families and our thoughts are with them at this difficult time.

He also took the opportunity to welcome Alan Gemmell, who was elected at the last AGM to the committee, to his first committee meeting.

**1. Apologies for Absence**

Jimmy Wood  
Phillip Lowes  
Ashley Scott  
Anne McCartan

**2. Actions action progress sheet.**

See Appendix 1.

**3. Safety**

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

**3.2 Solar Panels for pool heating system.** As a community we were promised by the installing contractor that winter water temperatures would be at least 23 degrees, even during the coldest part of the winter. This has not been the case. We are still awaiting a comprehensive list of works that have been undertaken to ensure the system installed can deliver the temperatures we were promised. A further meeting is required with Luna to discuss the heating of the water in the winter months and the possible installation of an air pump plus a valve to ensure cold water is not

pumped in to the pool during the evenings. It is also apparent that the heat exchanger is not big enough to maximise the transference of the heat from the solar panels to the pool

#### 4. Applications

**4.1 Alistair Sinclair – 10-10 to fit air-conditioning unit on terrace as there is no roof void space.** Application approved on the condition that the external unit is installed in the floor space of the terrace and covered with a lattice cover. Action 08/06 – 1

**4.2 Lisa Woolhouse – Locale 173 to place hanging baskets outside her shop (Honeys Boutique).** Application approved on the condition that the hanging baskets are maintained and watered at all times and do not cause an obstruction to the walkway. Action 08/06 – 2

**4.3 Ashley Scott – 10-03 to replace old air conditioning unit with new.** Application approved on the condition that the external unit is installed in the floor space of the terrace and covered with a lattice cover. Action 08/06 -3

**4.4 Mr and Mrs Wilson – 01-07 construction of balcony.** Further information was requested for this application. The plans were changed and re-submitted. These were shared with the committee for comment and it was decided that this application would be rejected. Action 08/06 – 4

**4.5 William Pritchard – 18-04 installation of small WiFi antennae either on terrace or in void space.** Application approved on the condition that the antennae is installed in the roof void or out of site on the terrace. The owner is to be reminded of the WIFI and fibre optic installation that will take place later this year. Action 08/06 – 5

**4.6 John Casson – 16-02 to fit white PVC patio doors in arch on terrace.** Owners in block 16 are to be written to about this application for any comments, application to be posted on the website and placed on the notice board. Action 08/06 – 6

**4.7 Mr & Mrs Melody – Villa 4 to construct an external storage unit.** No objections or comments were made on this application. The property now has new Owners who will be notified that the application is approved. Action 18/04-4

#### 5. Finance

**5.1 Debtors –** Owners on a payment plan have been reminded of their payment terms. Court actions are to be commenced as appropriate. Further enquiries are to be made into execution of the sentence for apartment 06.03. Action 08/06 – 7

**5.2 Cases against Inmogolf –** No payment has been made by Inmogolf despite verbally agreeing a payment plan (following several attempts no formal agreement has been signed.) A final formal request to pay is now being prepared requesting payment within 10 days. Once this time has passed failure to pay leaves no option but to file a request to the court for the execution of the original sentence. We will petition the court for the execution of the sentence and a claim for a further repayment of over 224.000.00-€. We will also request an embargo of assets. Updated debt certificate to be prepared. Action 08/06 – 8

The court case in relation to 11-04A was held in May and the decision in favour of the Bellaluz owner made in the first week in June. That debt which will eventually be paid to the community currently stands at €16,798.71.

**5.3 Long term debtors and UK debt recovery**– A long term debtors list has been sent to CCI, the debt collecting agency in the UK. An update on the list is to be requested. Action 08/06 – 9.

**5.4 Accounts** – 2nd half fees are due from the 1<sup>st</sup> July 2018, Owners will receive an invoice in June. The prompt payment discount is available to all owners on direct debit payment and for payment received during June and July. Admin to prepare invoices and send to all owners. Action 08/06 – 10

Potential re-surfacing of the car parks was discussed and whether there was a need to create a reserve for such a project. It was decided that at the moment this was not necessary.

No major projects are anticipated for the rest of 2018 except for the day to day running of the Village.

## **6. Gardens & Environs**

**6.1 Plaza Major** – New planters have been placed in Plaza Mayor adding additional colour to the area.

**6.2 Plaza Chica feature and continuing project.** A new pump is being fitted to the water feature and the timings set 10am to 10pm. The frog feature is to be de-commissioned as a water feature but turned in to a planter and new plants to be planted. The copper piping between the reservoir and the frog's mouth has corroded and leaks and would be prohibitively expensive to fix. Work Order to be created. Action 08/06 – 11

**6.3 Gardening meetings** – A meeting is to be held with the Gardener Contractor, Ian and JC. Specific topics for discussion will include the lack of pruning of the Mulberry trees early in 2018, the trimming of the palm trees in the autumn, rotation of the gardeners working in Bellaluz and a letter received from an owner regarding certain areas of the gardens.

**6.4 – Gardening Report** V.P. Ann McCartan has completed a report on all of the community gardens. See appendix 2.

## **7. Maintenance**

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

**7.2 Maintenance programme.**

The replacement and refurbishment of steps continues, and it is planned that it will be completed by the end of the year.

The tombstone is to be built within the next 3 weeks.

Roof repairs for loose tiles is to be completed during the summer months.

A discussion took place about the daily responsibilities that must be completed by the maintenance workers which include the cleaning of

the pool and pool areas. Since the introduction of the maintenance work orders system in April 2016 over 230 worksheets have been produced with more than 200 completed. The maintenance team prioritise their daily tasks with the ongoing maintenance programme and work orders pending.

A review of the option of employing extra workers will be discussed at the September meeting. This will allow the progression of the stone cladding and rendering of the industrial block work in the village voted for at this years A.G.M.

## **8. Administration**

**8.1 Weekly meetings** – These continue between the President and the Administrator.

Preparation is now in place for sending the invoices to Owners for second half year fees.

**9. Website** – Mike commented that he had simplified the news feed on the website and would be updating the village map in the future. Action 08/06 – 12

## **10. A.O.C.B.**

**10.1 - Disabled parking and drop kerbs/access ramps.** One ramp is to be completed by block 5 and additional drop-down kerbs to be constructed. This process will recommence in September, following the summer cessation of invasive works.

**10.2 Complaints regarding volume of music in Plaza Mayor.** There were a number of complaints regarding the volume of the entertainment on the 1<sup>st</sup> June. The complaints were that it was unsuitable and too loud. It was agreed that more control was needed to control noise levels. The Civil Guard had visited regarding the complaint. Arrangements have now been made with the L.M.C. security company to monitor future music events. The performers will have their sound levels set prior to commencing and levels will be checked throughout the evening. All entertainment must be finished at 11pm.

Sound levels were taken during the same singer's performance on Sunday 10<sup>th</sup> June and again on Friday 22<sup>nd</sup> June. The results are shown in appendix 3

**10.3 CCTV cameras following the introduction of G.D.P.R. on 25<sup>th</sup> of May 2018.** The cameras that are situated in the car parks are being reviewed with Grupo Segur with a view to them to taking control of monitoring the system and ensuring the system complies with the new data protection laws.

**10.4 Request to hold aqua fit at Bellaluz community pool during the summer months.** Admin to request copies of paperwork for this event including insurance cover. Action 08/06 – 13

**10.5 Pool developments. Please see 10.09 AOCB**

**10.6 Owners week accounts for approval.** Mike has produced a copy of the accounts for Owners week. Please see appendix 4.

**10.7 Stolen property in Bellaluz.** There have been 2 thefts of gardening equipment recently and a possible break in to an apartment. We are waiting for a response from the Police and the court regarding the denuncia made over property stolen from a car park. We remind all owners to remain vigilant during all times especially during the summer months with the increase of people in the village. All Owners who leave their apartments empty for a period of time please ensure that these are properly closed down. We also recommend that the electric and water are switched off at the mains when the property is left vacant.

**10.8 Bellaluz Christmas Fair.** Newly elected committee member Alan Gemmell will be responsible for organising decoration of the village this year and also organising and co-ordinating the Christmas fair with the Locals in the village. A provisional date of the 14<sup>th</sup> December was noted for the Christmas Fair and the switch on of the village and Christmas tree lights.

**10.09 Errors in 2018 A.G.M. Minutes.** Several Owners have questioned the approval of 2 resolutions at the recent AGM. See below.

#### **Committee Resolution - Construction of Tennis courts or Multi Use Games Area**

#### **Committee Resolution – Construction of an 18 hole Crazy Golf Course**

We take this opportunity to announce an error in the approval of these resolutions. After studying the Bylaws 9 & 11 it has been found that there were insufficient votes/co-efficient to be able to approve these resolutions therefore they have **not** been approved. Both fell just short of the 60% vote required to have them approved with the Tennis Courts/Multi Use Games Area attaining 57.7% of the coefficient and the Crazy Golf attaining 57.3% of the coefficient.

A footnote will be added to the AGM minutes for 2018 to reflect this error.

In relation to the election of Officers (Vice Presidents) the only options available were to vote for or to abstain, therefore the published votes showing against were incorrect and should have been shown as abstentions.

A second foot not will be added to the AGM minutes to reflect this error. Action 08/06 – 14

With no further comments to add the meeting closed at 12.30pm

Next committee meeting to be held on 27<sup>th</sup> July 10am.