



**Minutes of the Committee meeting held at
Bellaluz Community Office – 09.00hrs
Friday 27th July 2018**

Attendees

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

1. Apologies for Absence

Jimmy Wood
Phillip Lowes
Janet Horsburgh
Alan Gemmell
Anne McCartan

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. The next assessment will take place in October 2018.

4. Applications

4.1 Mrs Mueller 04-02

- **Replace aluminium patio doors with same size white PVC.**
- **Replace aluminium window with same size white PVC.**

As the replacements are like for like the application is approved.

Action 27/07 – 1 Admin to inform owner.

4.2 John & Sharon Hunsley 12-01

- **Replacement patio doors at front of property in white aluminium with integrated aluminium shutter.**

As the replacement is like for like the application is approved.

Action 27/07 – 2 Admin to inform owner.

4.3 John & Sharon Hunsley 12-01

- **Replacement of two of the original aluminium windows with white aluminium sliding windows and shutters.**

As the replacements are like for like the application is approved.

Action 27/07 – 2 Admin to inform owner.

4.4 George Wills 13-04

- **Move existing patio doors out onto edge of private terrace and fit white aluminium or PVC doors into existing archway.**

This application is to be deferred to the next meeting. Owners in block 13 to be written to, application to be published on the website and put on notice board.

Action 27/07 – 3 Admin to inform owner and place on notice board.

Mike to place on website.

4.5 John Casson 16-02

- **Close in bedroom terrace that leads to the patio with PVC doors**
- **Work has already started!**
- **Ian has been in contact**
- **Aircon has been installed in wrong location**
- **Note on file says request more information – Ian to advise.**

Administration to write to the new Owner re the works that have been done to date and request the building application procedure is observed, kept to and the relevant building application form completed.

Action 27/07 – 4 Admin to write to owner explaining Horizontal Property Law and Bellaluz by-laws and request applications for the work already carried out and that they still wish to do.

5. Finance

5.1 Debtors –Further enquiries are to be made into execution of the sentence for apartment 06.03. See below at 10.06.

5.2 Cases against Inmogolf – A payment plan has been agreed and signed with Inmogolf. To date payments have been made in June and July as per the plan.

A contract between the community and Inmogolf has also been signed. Part of this agreement was to once and for all delineate the plot of land owned by Inmogolf and this has been done using G.P.S. coordinates. See Appendix 2

Part of this agreement was also to clear the plot as it was a fire hazard. This has now been done and the cost of the restoration of the hedge and grass area will be met by Inmogolf.

5.3 Long term debtors and UK debt recovery– repeated emails have been sent requesting an update but no response to date.

5.4 Accounts – 2nd half fees are due from the 1st July 2018, Owners will receive an invoice in June.

- Balances in the bank and petty cash at the 30th June 2018 were 174.443.02-€. Please see appendix 2 for the half year accounts.
- The water budget set for 2018 was set at 83.000€. The actual use up to 30th June is 18.418. This is greatly reduced mainly due to the water installation upgrade, better managed water irrigation systems and control of water usage around the village.
- The electric budget for 2018 was set at 18.000.00-€. The amount paid to date 6.676.00-€. This is down to the installation of LED bulbs in all the public areas.
- See appendix 3 for the Bellaluz 2nd Half accounts.

6. Gardens & Environs – A three-hour site visit of the gardens recently took place. The garden area by block 14 is to be developed and a stone wall is currently being constructed. Some irrigation problems have been reported and need to be addressed.

6.1 Plaza Major – The Orange trees need to be fully pruned and the trees treated for infestations. **Action 27/07 – 5** Admin to create worksheet for gardening contractor.

6.2 Gardening meetings – Regular meeting with the garden contractor continue to take place.

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. It is planned that it will be completed by the end of the year. The concrete bases for the new bin stores have now been poured.

All skips have been removed from the parking areas. Materials are also to be removed.

The stairwell in block 17 needs remedial work to be done. This will be completed during August.

Roof tiles have been ordered and these will be repaired and replaced during August.

The collapsed walkway between by blocks 1 & 2 has been inspected and we are waiting for a report from the insurance company to ascertain who will be responsible for the cost of the repairs.

8. Administration

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

8.2 2nd half fees to be taken by direct debit on the 31st July 2018.

8.3 The changeover of the telephone system has caused major problems with many Owners unable to get through to the office. This error is down to the telephone service supplied to La Manga Club and not an error of the administration office.

9. Website – The village map has been upgraded and Mike will work on the removal of some of the articles that are currently listed on the website

10. A.O.C.B.

10.1 - Installation of fibre network – A new contract with Club TV is in the final stages of being negotiated to include the installation of free Wi-Fi throughout the village.

- A letter to all Owners will be sent informing them of the service available and how to sign up to the system. The router for receiving Wi-Fi will be available free of charge. The installation will be available from November 2018.
- Owners who do not have Club TV can opt in to Club T.V. and a Wi-Fi only option will be made available to all Locals.
- Mangatel have been installing fibre optics but this has been stopped for the time being until relevant notice has passed. Meaning – needs to be clearer

10.2 Complaints regarding the volume of music in Plaza Mayor. All correct licences and insurances are in place for the summer entertainment to continue. A sound limiter has been purchased and is set at the beginning of the evening to control the sound levels of music. If the sound level goes above the legal limit the music shuts off.

10.3 CCTV cameras following the introduction of G.D.P.R. on 25th of May 2018. The cameras that are situated in the car parks are being reviewed with Grupo Segur with a view to them taking control of the monitoring of the system and ensuring the system complies with the new data protection laws. Ian & Ashley are to meet with Head of security and Securitas to arrange the takeover. A quote to have the hard drive and monitor installed at the Administration office is to be obtained

Action 27/07 – 6 Ian and Ashley to contact LMC security team to arrange a meeting.

10.4 Request to hold aqua fit at Bellaluz community pool during the summer months. A number of the documents that were requested were not supplied and the classes will not take place this year.

10.5 Bellaluz Christmas Fair. To be discussed at the next meeting.

10.6 Purchase of 06-03 – This was discussed at the committee meeting and included the possible purchase of the apartment by the community. If the purchase was made by the community then the apartment apparently would become a common element which would lead to the co-efficient of every apartment and business being changed. This is an impossible task.

The courts need to be pushed for the execution of the sentence and to put the property up for auction.

A discussion turned to the possible purchase of the property being made by representatives of the community acting on behalf of the community. It was decided this option would be investigated further.

Action 27/07 – 7 Juan Carlos to investigate ways in which the community can petition the courts and the apartments owner (the bank) with a view to the community seizing the apartment.

With no further comments to add the meeting closed at 10.30pm

Next committee meeting to be held on 7th September at 10am.