



**Minutes of the Committee meeting held at
Bellaluz Community Office – 10.00hrs
Friday 7th September 2018**

Attendees

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

1. Apologies for Absence

Jimmy Wood
Phillip Lowes
Janet Horsburgh
Alan Gemmell
Ashley Scott

2. Actions action progress sheet.

See Appendix 1.

3. Safety

3.1 Risk Assessment Survey Actions – The next assessment will take place in October 2018.

4. Applications

4.1 Tutamentum Ltd, (Stephen Platts) – 16-02 to fit additional air conditioning unit on terrace (retrospective application) and to fit new windows and doors in apartment. Application approved with certain conditions to be adhered to. Admin to inform Owner. Action 27/07-4

4.2 George Wills 13-04 Move existing patio doors out onto edge of private terrace and fit white aluminium or PVC doors into existing archway. No objections received, application approved, current railing are to remain for health and safety issues. Action 27/07-3

4.3 Kerry Bradbury 01-05 to fit security gates across rear opening to property the same as others already in situ in block 13. Application approved the security railings must be in the same colour as all the village railings. Action 07/09-1

5. Finance

5.1 Debtors – Interest has now been added to 2nd half fees that remain unpaid. All Owners who have not paid will be written to according to the debt recovery plan. Action 07/09-2

11.04-A – Outstanding debt to be pursued for payment as the court case was won between the Owner and Inmogolf, the debt remains outstanding to the community. Juan Carlos to contact the lawyers for the Owners regarding payment. Action 07/09-3

5.2 Case against Inmogolf – A payment plan has been agreed and signed with Inmogolf. To date payments have been made in June and July and August as per the plan. However, the agreement was that they also paid the current fees, 2nd half fees for the properties of Inmogolf still remain outstanding. Action 07/09-4

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. The hedge and restoration of the grassed area to date has not been completed. Action 28/07-11

5.3 Long term debtors and UK debt recovery– repeated emails have been sent investigations are being carried out and take time.

5.4 Accounts – All in order. The unexpected costs for the replacement of the sand filter will be accounted for as the repairs are made. The repair will extend the life of the sand filter for a further 8 – 10 years.

6. Gardens & Environs – Some irrigation problems have been reported and need to be addressed. The Orange and lemon trees throughout the village seem to be infected and are in a poor condition.

6.1 Plaza Major – The Orange trees need to be fully pruned and the trees treated for infestations. Treatment will be during the night to minimise disruption

Chairs stored near El Bistro are to be secured against falling or stored elsewhere/ Administration to notify El Bistro

6.2 Plaza Chica

Plants have been placed in the old frog water feature, but planting needs to be finished

6.3 Gardening meetings – A garden walkaround will be made by Ann McCarten.

7. Maintenance

7.1 Maintenance meetings – Weekly meetings will now resume after the summer period with the President, Administrator and maintenance contractor.

7.2 Maintenance programme. Works to be carried out in the village now the summer cessation has passed.

The replacement and refurbishment of steps continues. It was discussed that if the white lining has not been completed by the end of 2018 a different contractor would be used to complete the works.

The concrete bases for the new bin stores have now been poured some areas need to have the area increased as they are not large enough to fit the bins on.

We currently have 2 cleaners in the village for the rest of September All drains have been checked in case of severe rainfall which can occur during September.

7.3 Rendering, Stone Cladding and terracotta capping of the block work walls in the village as per the A.G.M. agreement. Quotes have been received for the works of rendering the block walls throughout the village. 2 of the building companies have been asked to complete a test area so there works can be compared. Once the contract has been awarded, the works must be completed within a 3-month time period.

8. Administration

8.1 Weekly meetings – These continue between the President and the Administrator. Letters to be sent to debtors regarding interest being added and a repayment plan to be implemented.

9. Website – An incident occurred with the website which was hacked. The website was restored from a back-up and is currently working OK.

10. A.O.C.B.

10.1 - Disabled parking and drop kerbs/disabled ramps – These works continue throughout the village.

10.2 - CCTV cameras following the introduction of G.D.P.R. on 25th of May 2018. The cameras are now operational, but the images are not being monitored. Discussions are in place for the system to be managed through the security of the General community

10.3 Pool developments – The slope between the baby pool and the main pool is to be altered during the winter period to create an extra area for sunbeds, the steps are to be replaced with a ramp and balustrades and a small garden area. This will make the area safer than what is currently in place.

10.4 - Bellaluz Christmas Fair. The Christmas fair will take place on the 14th December with the official switching on the Village Christmas lights, flyers and advertising material to be prepared.

10.5 - Additional chlorine use Bellaluz main pool due to crack in filter. Request from Grupo Capital for payment for part of this extra expense. Due to the leak from the sand filter the use of chlorine was doubled for the months of July and August. The maintenance contractor has asked for an extra payment to be made to cover the costs of the extra chlorine that was required to keep the pool functioning at a safe level. The additional payment was approved.

10.6 Mangatel and their unauthorised cabling of Bellaluz community. Ian sent a burofax to Mangatel asking them to stop the installation of fibre optics throughout the village to date Mangatel have

failed to send the community a plan of the proposed installation something they have agreed to do.

Club TV have begun the installation of fibre optics throughout the village and installations to individual apartments should be ready to be done throughout October

With no further comments to add the meeting closed at 12.30pm
Next committee meeting to be held on 19th October at 10am.