



**Minutes of the Committee meeting held at
Bellaluz Community Office – 10.00hrs
Friday 14th December 2018**

Attendees

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

The meeting opened with Chris London present to report on the works that have been done throughout the village during the winter period to date.

All stairways will have been replaced and completed by the end of 2018, the team were working on the last stairway by block 18 towards the Clubhouse.

The maintenance team have also been concentrating on the repair of the walkway between blocks 1 and 2.

On inspection the damage and state of this area was far worse than had been anticipated and a structural engineer had to be bought in to prepare a report. The area was condemned as the steel supports had badly corroded. A full repair, restructuring, new steel supports fitted, and new mortar used to complete the works the area just requires painting. Paint to be delivered any day.

White lining to be used on all steps to try and reduce scuff marks. New products to be explored to find a product that will repel scuff marks. All steps will be repainted during the rest of the winter period.

The cleaning of the village has been changed to the following

3 days per week – Stairwell cleaning

2 days per week – Village cleaning

A discussion on hiring of a street cleaner machine after the major works have been completed took place. It was decided to do so if financially practical and then to give the village a deep clean of its' walkways, and car parks. This will be revisited at the January meeting.

Action 14/12-1 Ian to work with Grupo Capital to source cleaning machines.

The President and Committee then gave thanks to Chris and his team for all the works that have been undertaken in the last few months, Ann commented that the visual improvement in the village over the last 3 years was incredible.

Chris then left the meeting.

1. Apologies for Absence

Phillip Lowes

Alan Gemmell

Jimmy Wood

2. Actions action progress sheet.

See Appendix 1.

3. Safety

3.1 Risk Assessment Survey Actions – As Jimmy was not present this is deferred to the January meeting.

4. Applications

4.1 – Maria Piedad Cantos 10-11 - to put trellis around front terrace (Above Plaza Mayor) to keep dogs in. – Application rejected.

Action 14/12-2 - Administrator to contact owner with the outcome and request removal of what is currently installed.

4.2 John Standing 02-11, fit Toldo over rear terrace. Application approved

4.3 Barry Rodgers 18-05, fit trellis on gate leading to terrace for additional privacy. Application approved

4.4 Barry Rodgers 18-05, replacement front door within Bellaluz guidelines. Application approved but the door must comply to the Bellaluz guidelines.

Action 14/12-3 - Administrator to contact owners with approved applications and inform them of such including any stipulations.

4.5 Jan Baraclough and Mike Baker 19-04, Build a small extension to sitting room at side of property. Application deferred to January meeting.

Action 14/12-4 Admin to contact all Owners of the Villas with a copy of the application, also to be published on the web by Mike and a copy to be posted on the notice board.

4.6 new door 17-01 (No application received)

Action 14/12-5 Admin to contact the Owner asking them to submit an application.

5. Finance

5.1 Debtors – All Owners on payment plans have been checked, Owners have been informed of the balances outstanding.

5.2 Inmogolf debt recovery – The agreement signed by Inmogolf was to pay a set amount per month to pay off the historical debt and current fees paid as per the bylaws.

Despite meetings and emails promising that payment would be made, at the issuing of these minutes Inmogolf have not paid the agreed amount for November or the 2nd half fees for 2018.

At present their C.E.O. has stated in a number of emails that they will comply with the payment plan by the end of 2018.

It was decided that if payment is not received by the end of December Bellaluz will go back to court and demand the immediate execution of the sentence.

5.3 Long term debtors and UK debt recovery. Follow up email to CCI sent 16/10/18 - Now have been given further instruction a response to 3 old debtors has been received, court action has begun against one old owner and a further search to identify the address of 2 other debtors has been undertaken.

5.4 Accounts – All in order.

5.5 Additional early payment discount. It was decided that due to the healthy state of the accounts, budgets being monitored, and no large projects anticipated for 2019. An additional 5% early payment discount will be given on the fees due to be paid in January 2019.

It has been agreed 15% discount is available to all Owners who pay their 1st half fees on or before the 31st January 2019.

Checking of Horizontal Property Law and the Bellaluz bylaws confirm this action is within the law.

6. Gardens & Environs –

6.1 Gardening – The President reported that he continues to be unhappy with the works of the current gardening contractor

6.2 Gardening meetings – Vivien Jarret and Laura Glover have offered their services to work alongside Ann McCarten as garden advisers in the New Year. This will hopefully provide better supervision of the gardening programme.

6.3 Gardening contract and the way forward. The current gardening contractor has been informed that his annual contract will not be renewed next year, but he will be placed on a month by month contract.

It was decided to source other contractors in 2019 with the idea of awarding a 3-month contract and if successful a one year contract be signed.

Action 14/12-6 Ian to put gardening contract out to tender.

7. Maintenance

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

7.2 Maintenance programme. - Works to be carried out in the village during the winter period.

Please see the notes at the beginning of the minutes.

7.3 Rendering, Stone Cladding and terracotta capping of the block work walls in the village as per the A.G.M. agreement. Stone cladding and the rendering of the walls continues throughout the village

and it is expected that the whole village should be completed by March again improving the visual look of the village. The first Phase has almost been completed (Blocks 13 to 18) with the general consensus that it has radically changed the look of the village for the better.

It was decided that additional cladding and the installation of balustrades would be implemented between blocks 15 & 16 and other similar areas in the community.

New parking barriers will be sourced for fitting in 2019, Kerbstones approx. 1 meter wide would be installed replacing the current barriers that are in place. Several of the current metal barriers have been struck and displaced in recent months.

8. Administration

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

8.2 1st half fees – Invoices for 2019 first half fees have been sent to all Owners.

9. Website – Mike carries out regular checks on the site and updates information when necessary. There are no current problems.

10. A.O.C.B.

10.1 - CCTV cameras following the introduction of G.D.P.R. on 25th of May 2018. Since the introduction of GDPR the cameras have not been monitored. (Due to the change in data protection laws) Discussions have been taking place with Head of Security for General Community and Securitas to take over the recording and monitoring of the Bellaluz cameras, we hope to have this solutioned in January.

(see Action 27/07- 6)

10.02 Result of court case following theft of Bellaluz building materials. Following a report to the police of an incident which was also discussed at the 2018 AGM, the case has been concluded and the suspect convicted following a trial. All costs associated to the case for both sides are to be paid by the convicted.

10.3 Pool developments. The current dispute between the Bellaluz community and the electrical contractors continues in relation to the pool heating system. A Burofax requesting a solution to the system be made at the expense of the contractor has yet to be responded to, possible court action to be initiated if no solution is found.

Action 14/12-7 Ian and Juan Carlos will continue to negotiate with the contractor, who installed the system, into the New Year. Should no resolution be found by the end of January then a court case will be started.

10.4 - Bellaluz Christmas Fair. As these minutes are published the event has taken place, many thanks to all those involved there was an excellent turn out and the event was very successful. Preparations for next years event have already begun.

10.5 - Fibre optic cabling of Bellaluz community – All Owners who have completed the installation forms for Wi-Fi will have now been installed. The last installations have now taken place. Any missed

applications will be installed in January 2019, any Owners requiring this service must complete the installation form.

10.6 Bellaluz A.G.M. 2019 resolutions and nominations.

Discussions took place on the AGM with ideas for committee resolutions that may be submitted. These will be discussed fully at the next Committee meeting along with any other resolutions and nominations that have been submitted before the 31st December 2018

10.7 Owners Week 2019– The format for Owners week will follow the same as previous years but Golf may be moved to Tuesday 30th April and Wednesday 1st May. Wednesday 1st May is a bank holiday in Spain with little or no day trips available.

Therefore the 2019 owners week daytrip will take place on the Thursday 2nd of May with a trip to Caravaca De La Cruz for the running of the wine horses. Any Owner wishing to book seats (highly advisable) please email Laura Glover, skye11uk@yahoo.co.uk with your requests. See appendix 2

With no further comments to add the meeting closed at 12.45pm

Next meeting scheduled for 11th January 2019.

The President, Committee, Administrator and his staff wish you all a Merry Christmas and a prosperous New Year.