



**Minutes of the Committee meeting held at
General Community Office, Las Sabinas
10.00hrs Friday 22nd March 2019**

Attendees

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

1. Apologies for Absence

Ashley Scott
Alan Gemmell

2. Action progress sheet.

See Appendix 1.

3. Safety

3.1 Risk Assessment Survey Actions – Completion of replacement block walls to balustrades nearly complete. Ongoing health and safety checks are being made regularly and any hazards identified are reported and addressed.

Action 11/01-1 Ian and Jimmy to continually monitor the work in progress to ensure safety procedures are being adhered to.

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 Jan Baraclough and Mike Baker 19-04 Build a small extension to sitting room at side of property. Licences now received.

Application approved

4.3 New door 17-01 (No application received) Nota simple to be requested and a note attached to the door

Action 22/03-1 Administrator to confirm ownership with land registry and obtain Nota Simple

4.4 Jan Barraclough 19-04 extend existing terrace. Owners of all Villas 1,2 & 3 to be sent the application Mike to put on website and Admin to put application on notice board

4.5 Jan Barraclough 19-04 increase height of existing terrace walls and place trellis on top. Owners of all Villas and blocks 1 & 2 to be sent the application Mike to put on website and Admin to put application on notice board. The committee would not support the trellis option.

Action 22/03-2 Administrator to write to neighboring owners and place on notice board. Mike to put on website.

4.6 Jamie Barrett 10-01, to fit new replacement front door. White upvc 6 panel door. Application approved but no glass panels or letter box to be installed.

4.7 Iain MacPherson 10-17, to install key safe on door frame of entrance door 10cm x 6cm. Approved. Admin to inform Owner

4.8 Howard Paul 18-15, to fit replacement patio doors in rear of property and lounge window to front of property both in white upvc. Approved replacement must be like for like.

4.9 Jane Corry 15-01, to fit trellis round patio area at rear of property to match the installation at 15-02. Approved

4.10 Piedad Cantos Villar 10-11, to site 4 stone planters weighing 100kg each on top floor terrace wall. Rejected.

4.11 A.M. Russell 16-09, to fit replacement front door. Door to be replaced like for like.

Action 22/03-3 Admin to inform Owners of their approval/rejection of their applications

5. Finance

5.1 Debtors – It was decided a number of land registry searches be made on properties with debt in order to establish who the current owners are and what action may be taking place.

Action 22/03-4 - Admin to prepare applications to the land registry.

5.2 Inmogolf debt recovery – At the issuing of these minutes Inmogolf have made 1 payment towards their historical debt this year. If no payment continues then court action would begin immediately after the AGM.

The proposal to reduce the co-efficient, Inmogolf have now presented a document which shows each property with their new co-efficient it would lead to the Ghost Restaurants co-efficient being reduced to 3.2

The water treatment changeover from Hidrogea to Inmogolf still awaits to be claimed as fully legal, if deemed legal we will negotiate the payment of this process being used to reduce the historical debt that Inmogolf have.

5.3 Long term debtors and UK debt recovery – Court papers have been entered re one old property owner another Owner has been identified

5.4 Accounts – The end of year accounts issued with the AGM show a surplus being made at the end of the year the bank balance was

approximately 231.000.00-€ which equates to 57% of the reserves. The amount required in the Bylaws is 20%.

6. Gardens & Environs

6.1 Gardening – The current gardening contract is currently being renewed on a month by month basis.

6.2 Gardening meetings – Anne McCartan, Vivien Jarratt and Laura Glover have made a garden inspection. Anne explained that she had been working with Maruja for some time and was pleased with the progress.

In comparison to last year all the grassed areas are under control with grass now growing, all trees have been pruned and show no signs of disease the plan to install a comprehensive irrigation system which will lead to the amount of time being taken up with manual watering being reduced. It was agreed that more improvement was needed with more colourful plants to be planted throughout the village. A test area for new irrigation has been identified and will be installed in the next few weeks.

6.3 Gardening contract and the way forward – Ian is to meet with the Gardening contractor to discuss options, the tender for the Gardening contractor will be put out to tender after meeting have taken place between the President and potential contractors.

7. Maintenance

7.1 Maintenance meetings – Weekly meetings continue to take place when possible between the President, Administrator and maintenance contractor.

7.2 Maintenance programme. - Works to be carried out in the village during the winter period. Most of the winter refurbishment programme is coming to an end.

An investigation in to the ceiling status of 6 areas will be commissioned and identify if they are in a good state of repair and comply with health and safety regulations.

The cleaning of the car parks is to be looked in to with the possibility of the community purchasing a professional Karcher (or similar) industrial street cleaner, with the aim to improve village cleaning throughout.

Action 22/03-5 - Ian to work with the maintenance manager to source the best machine for the job.

The upgrading of the stairwell treads will take place over the weekends by the maintenance team, they will be sanded down any repairs made and then varnished with Marine varnish.

It has been reported by a number of owners that the bin store doors behind and belonging to EL Bistro are looking scruffy and in a poor state of repair. A letter is to be written asking El Bistro to clean these bin stores and make good the repairs needed to the doors.

Action 22/03-6 - Administrator to write to the owners of El Bistro.

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

Phase 3 now in progress along with swimming pool wall and expected to be completed any day.

8. Administration

8.1 Weekly meetings – These continue between the President and the Administrator when possible, debtors' letters have been sent non payment of fees will now lead to possible disconnection of services and court action.

Preparations for the upcoming AGM will now begin.

9. Website – New Owners are registering on the website; Mike will contact then Admin Office with a list of queries as to who are actual Owners and Owners still listed on the system as Owners but have sold their properties.

Action 22/03-7 - Mike and administrator to work together to update membership of Bellaluz village web site.

10. A.O.C.B.

10.1 - CCTV cameras following the introduction of G.D.P.R. on 25th of May 2018 – Fibre optic has now been installed from the Bellaluz complex to Gate 1 where the monitoring of all the CCTV in Bellaluz will be taken over by Securitas, the only outstanding issue is the sourcing of a TV monitor once installed CCTV will be viewed from Gate 1.

10.2 Pool developments - The pool bar area has been defined with the recent refurbishment. The slope in to the children's pool has been replaced with a decked area and a slope down to the area, more seating is to be installed but the Health and Safety issues raised by previous slope have now been dismissed.

20 new sun loungers have been ordered and the current sunbeds have been jet washed down ready for the up-coming season.

The development of the children's play area was discussed with possible new equipment being purchased and budgets are to be obtained.

Action 22/03-8 - Ian and administrator to look at cost of new play equipment and the expansion of the play area.

The pool area is totally non-smoking now.

Solar panel update – To date there has been no response to the burofaxes sent to find a solution to ensure the heating system works as we were originally promised.

The official report is still pending, and the technological college in Cartagena have been approached to suggest a solar specialist assess the situation.

Previous technicians have highlighted that installing double the amount of current problems will solve the problem. Also, the installation of a heat pump and a new heat exchanger may also be the solution

Any court action we undertake could take up to 5 years for the case to come to court any outcome or result cannot be guaranteed as a

positive for Bellaluz in that waiting period nothing can be done to improve the situation and we could face a further 5 years of no heating at the pool.

All members of the committee and Ian decided that this was unacceptable, and a solution must be in place before the winter of 2019.

It was decided that further meeting with the contractor will be arranged to find the solution and then to negotiate a possible compensation claim.

10.3 Fibre optic cabling of Bellaluz community and the connection of individual properties. Progress report. 80% of the apartments in the village are now installed with fibre optic. The offer for free modem and installation is available until 30th June only

10.4 Bellaluz A.G.M. 2019 resolutions and nominations and owner's week events. The agenda for the AGM has now been sent to all Owners

10.5 Review of community by-laws and rules and regulations presented by Mike. Mike explained that he had been studying the Bellaluz Bylaws and Horizontal property laws and commented that the current Bylaws need to be updated to accommodate certain changes that have been made as a result of previous resolutions. The last update made was in 2011

He also made the following comments:

Article 5 – states - The Dwellings may be used only as accommodation, never as clinics or for industrial, professional or commercial purposes.

Article 6 – states - Owners or occupants of dwellings or commercial premises will not be allowed to conduct in their properties or in the rest of the complex, activities that are harmful to the property or which are annoying, unhealthy, noxious, dangerous or illicit.

Any changes to the bylaws must be approved 100% by Owners at an AGM or EGM

10.6 Hedge to the rear of Villas 5 to 8.

Extract from 2017 AGM Minutes:

Mr Annibal, Bellaluz 19.05 expressed his concern at the appearance of the area next to 19.05, 19.06, 19.07 and 19.08 where there is an enormous hedge that is not being looked after. The President said that it would be cleared this week.

A complaint had been made about the pruning of the hedge in the above area. The works were necessary due to the age of the hedge and to support new growth. It was decided that the hedge will be replaced with a new hedge and during the period of growth the Owners affected be allowed to install a temporary screen to protect their privacy.

A discussion was had about fly tipping and it was decided to remind all Owners that large articles of furniture can be left at the refuge area next to the Owners Club and to remind Owners that the dumping of furniture by the Bellaluz bins is not allowed.

Action 22/03-9 - Administrator to write to all owners to remind them that "fly tipping" is completely unacceptable. Also, to point out that the club recycling centre is right behind the owner's clubhouse.

(Next meeting scheduled for 24th April 2019)

With no further comments to add the meeting closed at 13.30pm