



Minutes of the Committee meeting held at Bellaluz Community Office, 10.00hrs Friday 7th June 2019

Attendees

Ian Glover
Juan Carlos Cabeza Martinez
Mike McPherson
Ashley Scott
Alan Gemmell
Anne McCartan
Phillip Lowes
Amanda Schofield – Administration

1. Apologies for Absence

Janet Horsburgh
Jimmy Wood

Before the meeting began Chris London gave the President and Committee an update on work projects that are currently being done within the Village, he updated everyone on the following issues

Bin store areas are being worked on with two bin stores located at block 18 and 8 being doubled in size to accommodate additional bins and a completely new store being built in the garden area above the pool opposite block 17.

The trench for the new water pipe system behind blocks 17 & 18 has now been dug ready for the installation of a new pipe system.

The new fountain feature where the fountain will be sited is being dug out for the installation of the water tank

Luna are to be contacted to install an electric supply to the area.

Action 07.06-1

Weekend stairwell refurbishment has begun and will continue to be worked on throughout the summer.

Further works on the balustrades are to be postponed until after the summer

After Chris had left, the meeting was opened by a presentation from Antonio Betes who introduced himself to the group and explained his experience in marketing and his ability and the importance of creating a brand image or area.

His and the other Locals main objective is to increase footfall to Bellaluz, the general feel is that business in Bellaluz has suffered for several reasons and that Bellaluz seems to be excluded from La Manga Club, he quoted the closure of the pharmacy, the GUA GUA bus no longer dropping off at Bellaluz

and the new colour coded signing throughout the Club does not help to point people in the direction of Bellaluz, the aim is to get people in to Bellaluz once here they will return.

Antonio produced examples of new logos and illustrations which he believes would increase the footfall in to Bellaluz and suggested a possible to change of the current image that Bellaluz has in particular the Orange tree with the quote "a place to meet" this could be changed to a picture of the Plaza with a new logo "Bellaluz Village, The heart of La Manga Club" He told the group that the murals throughout the village, maps, flags were inconsistent and should be changed so they are all the same therefore creating a brand image for Bellaluz better than what we are using at the moment.

Ian asked why he felt that a village needed to be "Branded" and Antonio stated branding was important to increase business and footfall to Bellaluz. Ian said that the issue of getting people to Bellaluz was not that of the community but that signage throughout the club had to be introduced. Further stating that the General community should be approached on the matter.

Ian stated that Los Molinos Pool Bar/Restaurant had no signage throughout the La Manga Club but was continuously busy.

He also produced a simple postcard that could be published and distributed throughout La Manga Club and the rental agents so people would know how to find Bellaluz. Ian stated that this would have to be funded by the Locales.

Anne stated she felt that the management companies throughout the club could help and that every welcome pack could contain a "Bellaluz Flyer".

Various discussions then took place on the ideas suggested but keeping the Orange Tree as the logo. This was agreed on by all with the exception of Antonio who felt the Orange Tree as our logo was weak and that there is a need to modernise. It was also the feeling of the meeting that keeping the Spanish feel/name was important and not become too modern in terms of branding Bellaluz which is a village made up of homes and gardens, not just Locals.

Ian mentioned that in the end everything comes down to budgets and possible investment may be required from the individual Locals something that would be discussed further in the committee meeting.

Antonio was thanked for all his ideas, presentation and also invited to suggest possible design and materials for the new water feature after the committee meeting had concluded.

2. Action progress sheet.

See Appendix 1.

3. Safety

3.1 Risk Assessment Survey Actions – Ongoing health and safety checks are being made regularly and any hazards identified are reported and addressed.

4. Applications

4.1 Maria Cantos 10-11 to put trellis around front terrace (Above Plaza Mayor) to keep dogs in. Trellis now white. Still in situ. Several neighbours have now complained about this installation.

Administrator to formally write to Owner to remove the trellis

4.2 Jan Baraclough and Mike Baker 19-04, Build a small extension to sitting room at side of property. Awaiting planning permission and engineers drawings. Still pending works licence for the completion of the external works

4.3 New door 17-01 (No application received) communications have now been made with the beneficiary.

4.4 John Spence 17-07 Build storage cupboard on front terrace. (Discussed at short meeting on 26th April and neighbours in 17 written to.) Approved

4.5 Macaragar SL. 18-14 Fit replacement front door like for like. Approved

4.6 Barry Rodgers 18-05 Fit green trellis round balcony railings at rear of property. Approved

4.7 John Ashley Scott Scotsman Summer Bar, to locate a pool table in the walkway at the side of the locale. – It was decided this area was not suitable to site a pool table, but the walkway at the other end of the building could be an option. Ashley to speak to Carolina Betes and Jackie Sparks to see if they have any objections to the idea. If they gave their blessing, then the committee have no great problem with the siting of the pool table there for the busy summer period.

Action 07.06.2 Admin to inform Owners of their approval/rejection of their applications

5. Finance

5.1 Debtors – Land registry searches have been made on properties with debt current Owners have been established.

5.2 Inmogolf debt recovery – Further payments have been received but only towards the historical debt this year. Payment of current community fees still remain outstanding.

5.3 Long term debtors and UK debt recovery – Court papers have been entered re one old property owner another Owner has been identified. Ian commented that communications with this company are very difficult and the process is slow.

5.4 Accounts – Please see attached 1st quarter accounts, it was agreed that the prompt payment discount for the 2nd half would be 10%. The provision for doubtful debt will be increased by 3.000.00-€ Appendix 2.

6. Gardens & Environs

6.1 Gardening – The gardening contract has now been changed to Miranda and a 3-month trial contract has been signed. Ian commented that he was happy with the works that had commenced from the 1st June.

6.2 Gardening meetings – A meeting had taken place with Ian, Anne and Antonio Miranda about certain gardening projects which includes the upgrading of the bin storage areas, planting of hedges works due to be completed by Inmogolf, Action 14.06-3 and improving the hedge

that has been planted by Villa 6. A quote has been requested for the area above the pool to be grassed. A new garden area to be developed to the side of block 14 See; Appendix 3 Gardening report.

6.3 Gardening contract and the way forward. New gardeners signed their contract and commenced in the community on 1st June. – A clause in the contract states we require all paperwork relating to the contracted workers including their insurance cover, this has to be supplied to the Admin office

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. Chris London will be in the office from 09:30 to answer any questions on maintenance. See comments above.

7.3 Rendering, Stone Cladding and terracotta capping of the block work walls in the village as per the A.G.M. agreement. Project now almost complete. Ian mentioned he needs to meet with Liam regarding the final snagging list some works need to be completed before final payment can be arranged.

Action 07.06-3 Ian to organise walk round with Liam Kitson

8. Administration

8.1 Weekly meetings – These continue between the President and the Administrator on a weekly basis.

2nd half fees invoices have been produced and will be sent to all Owners.

Due to a change in our Community insurance a new procedure for insurance claims has been developed.

If an Owner has a problem in their apartment and they believe it is a community issue the following procedure must be adopted in order for the claim to be looked in to.

The Owner must contact their insurance company to arrange a site visit a report has to be prepared.

If the cause of the problem is a community issue, we can only forward this to the community insurance with a valid report from the Owners insurers.

9. Website – Mike continues to monitor the website but will step down from this role next year.

There have been some security screening issues that he has been dealing with and the Bellaluz domain name needs to be re-newed.

Alan Gemmell agreed to adopt the web site when Mike steps down.

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 definitive explanation of the law on what is allowed in the pool area in terms of food and drink has been made available. As stated at the AGM no food or drink is allowed around the pool area.

Action 07.06-4 Ian to organise signage

A smoking area has developed outside the entrance to the pool, something that is making the area dirty with discarded cigarette butts being left on the floor or in the plant pots. The area close to the pool above the changing rooms is the ideal area for a smoking area. All smokers are to be encouraged to smoke in this area.

Action 07.06-5 Ian to have Gardeners clear area over wall adjacent to where the smoking area was. Additional area to be made available above pool changing rooms.

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

Action 07.06-6 Ian to include this in letter to owners to accompany these minutes.

10.4 Summer music schedule and the changes in Murcian law. (See attached summary of progress) – Please see Appendix 4.

Ian explained that the summer entertainment programme for 2019 would go ahead but with certain parameters which would include the installation of a new music system using the current speakers. This would mean the singers and entertainers booked for the summer do not need to bring their own amplifiers they only need to plug in to the Bellaluz system.

All the speakers are to be sound tested before each performance, the sound limiters and sound limits must be adhered to.

The summer entertainment budget is set at 4.000-€ and must be matched by the Locals.

Ashley to contact a sound engineer to arrange a visit of Plaza Mayor and prices and ideas to be sourced.

Action 07.06-7 Ashley to contact sound engineer.

10.5 Progress on Bin Stores See the earlier notes

10.6 Presentation by Antonio Betes in relation to Bellaluz Signage. To take place at the start of the meeting. See the earlier notes

(Next meeting scheduled for 17th July 2019)

With no further comments to add the meeting closed at 13.10pm