



Minutes of the Committee meeting held at General Community Office, 10.00hrs Friday 18th October 2019

Attendees

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

1. Apologies for Absence

Alan Gemmell
Mike McPherson
Janet Horsburgh
Ashley Scott

Before the meeting began Chris London gave the President and Committee an update on the progress of the maintenance works currently in progress and also to present proposals for the refurbishment of the pool bar due to commence in early November 2019.

Bin store enclosures have now been built, with block work walls being constructed. The bin store close to Block 18 is complete and in use, the bin store at block 17 is completed and after a few changes the bin store at block 8 will be completed and the binds in the area will be secured within the bin store. Keys will be given to the refuse removal team.

Roofers will be on site repairing and renewing the communal roof voids after the rains some water ingress has been seen. The process involves the void and flat roof areas being re-lined with a bitumen membrane and loose stones fitted on top. Once dry the roof or void is the water tested to ensure the areas are fully waterproof.

The repairs to the children's pool are on-going with inspections from insurance assessors being made. The refurbishment will take place in early 2020.

The electrical supply to the water feature located by the long stay car park has proved to be very problematical. The conduit running from the electrical sub station to that area is blocked in several areas due to its age.

Several holes have now been dug ready for the installation which will overcome problems with the cabling. The built tombstone for the feature needs to be completely rendered on both sides before it can be painted.

Following the refurbishment of the community store to the rear of El Bistro, this has been identified as a suitable cleaners store for cleaning equipment and the new street cleaner.

Action 19/09-12 Admin to raise work order for electrical supply to be installed for charging of the new street sweeper.

The fitting of new balustrades will continue over the winter period

The additional heating system is currently being installed at the pool and is working up to 70% of its capacity and the pool is now being heated the concern is the flow of water from the solar panels to the pool and not enough water going through the system and back in to the pool.

The contract signed with Luna the electrical contractors' states that the pool temperature must be maintained to a minimum of 25 degrees through the winter months.

Energy use and noise levels of the heat pump will be monitored. The solar panels are not being used to their optimum amount and should be the primary heat source. The system should only be supplemented by the heat pump. The heat pump should only be in use when the water temperature needs to be topped up if the pool water temperatures go down.

The current pool temperature is 28 degrees.

The Luna engineer has stated the optimum size of heat exchanger for the number of solar panels in our system is 750kw. The present heat exchanger is only 300kw. The final account with Luna will only be settled once that has been rectified.

Chris then presented his plans for the refurbishment of the pool bar due to commence in November 2019.

The idea is to retain 2 of the current walls and build a new pool bar with 2 serving windows being installed a larger interior would include a central aisle.

The roof would be tiled, double glazed windows installed.

An engineer's report has to be commissioned.

Approx. cost including construction, all materials and equipment will be in the region of 38.000.00-€.

See appendix 2 for the basic plans.

Action 18/10-01 Maintenance manager Chris London and Juan Carlos to work with the community architect/civil engineer to adhere to current building control regulations and laws.

A discussion took place about the opportunity to open the pool bar area to the public which may help to increase the footfall to the whole village. The general public would be able to access and use the pool bar facilities, but the pool area would remain for the sole use of the Owners. This will be a matter for further consideration in the future. The original access, where the emergency telephone is situated, can be re-opened and a public access to the Bar terrace created.

Several questions were raised about the construction which were answered by Chris, other ideas and quotes are being gathered.
With no further questions Chris left the meeting.

Several other quotes were then looked at and a decision made to award Grupo Capital the contract for the refurbishment

Action 18/10-02 Ian to write contract to cover the construction and all matters relating to costing and health and safety.

2. Action progress sheet.

See Appendix 1.

3. Safety

3.1 Risk Assessment Survey Actions – Ongoing health and safety checks are being regularly undertaken.

3. 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.

Letter sent to owner using DOYFE – The Owner will not remove the trellis more formal notification to be sent which could lead to court action.

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. Letter received from applicants to be discussed. The Owners of 19.04 emailed asking if the committee would agree to the extension being completed and therefore give permission before the licence has been granted. After discussion the committee decided completion of the extension could not be agreed until the correct licence had been granted by the town hall. To give such a permission would result in the committee/community breaking planning laws.

4.3 new door 17-01 (No application received)

4.4 Billy and June Peter 16-01, tile existing breeze block on terrace. Result of publication of application to be discussed. This application has been rejected due to objections received from surrounding neighbors

4.5 John Ashley Scott The Scotsman, retrospective application to install "festoon" lighting in Plaza Mayor. Result of committee discussion and publication of application to be discussed. This application has been rejected due to several objections from Owners.

4.6. Ian and Laura Glover 11-02, replacement apartment door.
Approved

4.7 Alina Megescu 08-06, 1. replace windows and patio doors in apartment . Approved

2. Install new balcony at front of apartment. A balcony on the front of the property may be considered if it is the same size and design as the balcony below the apartment

3. Install new balcony at the rear of apartment. Rejected

4.8 Charlotte Jackson 06-02, repair bottom of apartment door with alloy checker plate. Approved

4.9 Pauline McPherson 15-02 fit outside light on terrace. Approved

4.10 Jane Corey 15-01, fit electric powered toldo on rear terrac

Action 18/09-4 – Approved

4.11 Glyn Greasly – 06.04 – To replace windows to white aluminum, like for like. Application approved.

Action 18/10-03 Admin to inform Owners of their approval/rejection of their applications

5. Finance

5.1 Debtors – Court actions have now begun on a number of debtors Notification process has begun once completed the file is handed to the court for their notification process to take place

11.04 and Local 92. A meeting took place with the Owner, President and Administrator a further payment will be made before the end of the year to further reduce the debt.

5.2 Inmogolf debt recovery – No further payments have been received from Inmogolf since before the AGM. Payment of current community fees remain outstanding. Execution of the sentence is now being requested.

5.3 Long term debtors and UK debt recovery – Ian reported that communications with this company are very difficult and the process is slow, but he will continue to chase for responses.

5.4 First Half Accounts and 3rd quarter accounts.– Please see Appendix 3. Most expenditure remains in budget and the accounts continue to remain healthy it is possible that a 15% discount could be available for the 1st half fees 2020. This discount will be dependant on end of year spending. Ian will consult with community examiner in late December to decide if this is possible.

6. Gardens & Environs

6.1 Gardening – Several committee members commented on the improvements in the Bellaluz community. The change of contractor has been a positive move for Bellaluz.

6.2 Gardening meetings – Ann McCartan met with the gardening contractor to discuss works to be completed in the village, works currently in place are the pruning and maintenance to the palm tree and then planting of trees to screen of the newly completed bin stores.

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 was in attendance to answer any questions on maintenance. Please see the notes made at the beginning of these minutes.

7.3 New Pool Bar construction and tenders. Several other quotes were then looked at and a decision made to award Grupo Capital the contract for the refurbishment

8. Administration

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

A further meeting was arranged for Thursday 24th October to discuss insurance claims with The President, Administrators office and maintenance contractor.

9. Website

Mike continues to monitor the website but will step down from this year. The handing over of the admin side of the web hosting site for the website has been handed over to the Administrator, the technical side will be handled by Mike and Alan.

Action 18/10-04 Mike to work with Administrator and Alan to ensure a smooth hand over of the website management.

10. A.O.C.B.

10.1 CCTV cameras following the introduction of G.D.P.R. on 25th of May 2018. Meeting arranged with G.C. as fibre optic cable now in place. The quote for the installation of the monitor was deemed too expensive. Further quotes are to be obtained and the installation to be made by our own electricians.

Action 18/10-05 Ashley to consult with the electrician who installed his systems and see if savings can be made on what is felt to be exorbitant cost quoted by the general community.

10.2 Pool developments. Heat pump now in place and awaiting installation. Installed and awaiting switch on. Dispute over size of heat exchanger for solar panel system. This item was discussed at the beginning of the meeting. Various issues have been raised including the correct size of pipes to be installed, whether the water flow would be enough to maintain the desired water temperature, the cost of the heat pump and cost of the installation.

A contract outlining the issues and costs between the contractor and the community has been signed and completion and installation of the heating system for the pool should be fully operational for the Autumn/winter period of 2019/20

10.3 Fibre optic cabling of Bellaluz community and the connection of individual properties. Free installation and router ends for new owners on 31st December 2019

Action 18/10-06 Ian to include this detail in his end of year report.

10.4 Progress on Bin Stores See the earlier notes. Construction of the bin stores is now complete.

10.5 Complaints from owners in relation to the use/miss use of Plaza Mayor by locale operators. Despite several attempts to meet with some Local Owners this still has to take place.

The guidelines and regulations set out the number of table and chairs each local can have in each of their designated community areas. A number of owners have requested that this part of the regulations be adhered to unless the Plaza is cleared up and restored to an area acceptable to both Owners and visitors.

Action 18/09-8 – Meeting to be arranged with El Bistro, Angelo's, Scotsman, Scotsman Summer bar and the Supermarket over the upkeep and management of The Plaza.

10.06-Gota Fria 12th/13th September and its aftermath. As more Owners return to their properties more issues have been raised in relation to the storm damage Admin and maintenance to monitor emails and damages reported by Owners.

Planning to stop future flooding is now being put in place including the building of a channel by the entrance to Block 8 car park and to increase the size of the wall by the children's pool.

Action 18/10-07 Ian to work with Chris London the maintenance manager to identify areas where flood prevention can be improved

10.07- 10.7 Bellaluz Christmas fair hopeful confirmation of date. 5th or 6th December. The Christmas fair will take place on the 5th December 2019 with the local school children attending to sing Christmas carols. Please see Appendix 4

Next meeting scheduled for 5th December 2019

With no further comments to add the meeting closed at 12.15pm