



**Minutes of the Committee Meeting
Bellaluz Community Office – 10.00hrs
Friday 10th January 2020**

Attendees

Ian Glover

Juan Carlos Cabeza Martinez

Jimmy Wood

Ashley Scott

Amanda Schofield – Administration

1. Apologies for Absence

Anne McCartan

Phillip Lowes

Alan Gemmell

Mike McPherson

Janet Horsburgh

Before the meeting began Jan Barraclough and Mike Baker from Villa 4 requested a meeting with the committee members present to discuss their ongoing building application/AGM resolution. The build has been 80% completed as Jan and Mike were informed by their builder that they had all the Town Hall licenses required. This unfortunately was not the case and work had to be stopped by the community.

The resolution has been received in time and in the correct format to be included in this years AGM agenda.

The committee requested that the resolution be expanded to include full details of what the build includes and photographs to support it so as the owners at the AGM would clearly know what they were voting for. If the resolution was amended accordingly the committee would support the Resolution.

It was agreed that the resolution would be endorsed but only if the licenses are granted by the Cartagena planning department. Certain amendments are to be added to the resolution in particular the height of the extension and impact on the roof line which was not as per the original agreed application.

2. Action progress sheet.

See Appendix 1.

3. Safety

3.1 Risk Assessment Survey Actions – While Chris London was in the meeting the tragic swimming pool accident which happened in

the South of Spain at Christmas was discussed. He assured the committee that the pool is complying to all safety regulations and legal requirements. The Bellaluz pool has 2 suction pumps at the bottom of the pool so this reduces the suction pressure by half. Any recommendations that come from the inquiry into this tragedy will be implemented here in Bellaluz.

4. Applications

4.1 Jan Barraclough and Mike Baker 19-04 Build a small extension to sitting room at side of property. Resolution to be taken to the AGM.

4.2 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. June Peters was unable to attend the committee meeting and has requested if she can attend the next meeting in March.

4.5 Phillipa and Stephen Dobinson 05-03 to install new air conditioning with external unit to be sited in the community roof void. – Application approved under the following conditions any old units must be removed and disposed of correctly, the unit must be mounted on the wall a picture of the unit must be supplied to the Administration office and an Ownership/Bellaluz approval furniture sticker placed on the unit

Action 10/01-01 Admin to inform Owners of the approval/rejection of their applications.

5. Finance - Ian informed the committee that end of year accounts are now being prepared but the end of 2019 showed a very positive balance in all the community bank accounts.

5.1 Debtors – Any Owners with a positive balance at the end of 2019 are to be written to asking them to settle any outstanding debts.

5.2 Inmogolf debt recovery – To date no further payments have been deposited into the community accounts.

5.3 Long term debtors and UK debt recovery – Ian reported that communications have been received regarding two old Owners but the chances of recovering funds was slim. These will continue to be pursued until the AGM 2020.

6. Gardens & Environs

6.1 Gardening – The rope lights attached to the large Palm trees in Plaza Fuente are to be taken down these are to be replaced with uplighters.

Action 10/01-02 Admin to contact Luna to remove the lights and prepare a quote for the installation of uplighters around the tree

6.2 Gardening meetings – Continue on a regular basis. Processional caterpillars have been sighted in pine trees in the complex we warn all Owners not to touch these especially not small children and animals as they can cause a very nasty skin reaction and can also be fatal to small animals

7. Maintenance.

Chris London, (Bellaluz maintenance contractor) joined the meeting to discuss maintenance issues. He began by addressing the concerns of the committee and owners which had been raised over the lack of supervision and the volume of works being carried out by the maintenance and cleaning staff.

Work rotas have now been implemented that details the works which has to be completed during the working day. See appendix 2 which shows both the cleaning and maintenance rotas.

These rotas will work on a trial basis for the next 3 months and will change throughout the year as the weather changes and more staff are available at different times of the year.

In relation to the cleaning of stairwells, the village has a total of 52 stairwells and adjoining passageways to be cleaned. On average every stair well is cleaned once every 9 days.

Walkways and car parks are also included in the cleaning rotas and this situation has improved since the purchase of the street sweeping machine.

Roof Voids

A program to tank (waterproof) the roof voids in the village has been ongoing over the past year or so.

However this process is currently on hold due to the amount of external air-conditioning units which are in the roof voids.

A survey has been conducted and in some cases there are 14 air-conditioning units in the roof voids to service 6 apartments. There is no way of identifying to which air-conditioning units belong to which apartment.

Due to a number of instances of damage to air-conditioning unit pipe work the work has been suspended. Insurance cases have been raised to make good the damage caused as a result of this imperative work.

It was also noted that some units may be completely redundant but have never been removed.

The system of tanking the roof voids will now change. When a roof void is identified as requiring waterproofing all Owners involved will be written to well in advance. They will be asked to have which units belong to their apartment identified and labeled. (The Bellaluz community office has a stock of labels) They will then be requested to have them moved so as the work can be carried out. In the interim can we ask owners to identify which units belong to their apartment and an appropriate label attached to their unit.

Action 10/01-03 Admin/Ian to prepare a letter to owners.

Approximately one third of the communal roof voids have now been tanked with only two or three instances of damage. It may be the case that if individual owners are willing to sign a disclaimer allowing the maintenance team/specialist roofer to move the units we will consider it. The legality of such a disclaimer is currently being looked at.

Water feature electric installation

The electrical installation is still ongoing but now entering its final stage due to health and safety a separate 220v electrical feed has to be installed for

the system to work. The installation will include the illumination of the water spout and tombstone. This supply has to be sourced from the sub station close to block 18. This and the collapse of the conduit between the two sites (simply due to age) are the reasons for the delay in the installation, Chris also told the meeting that 2.500 kilos of stones and a purpose built steel cage have been ordered for the water feature and the delivery is imminent.

Childrens Pool area

The pump house, electrical boards and chemical dosing system were completely written off as a result of the Gota fria and needs to be replaced. The pool itself needs to be re-tiled with a solar heating panel being installed. A salt system for the water was discussed as a replacement to a chlorine system. This is due to concerns that a ban on chlorine use will happen in the future due to its toxicity.

The insurance claim with the consorcio (government fund set up following the September floods) will be followed up. Works on the children's pool will begin mid Feb and in to March.

Action 10/01-04 Admin to contact community insurers Mapfre to ascertain current position of claim.

7.1 Maintenance meetings – Now resumed for 2020

7.2 Maintenance programme. Please see earlier notes

7.3 New Pool Bar construction and tenders. The mini refurb on the pool bar will commence in January with the installation of a basic kitchen, etc. Any new items will be used in the proposed pool bar rebuild.

Jimmy Woods mentioned that a more permanent Toldo structure should be installed to replace the current sails that are used. These have to be replaced every year and in high winds have to be removed and become damaged.

Action 10/01-05 Admin to request several quotes from local companies.

8. Administration

8.1 Weekly meetings – These will continue on Friday mornings in 2020.

First half invoices have been issued all Owners on a direct debit payment will receive the full 15% discount and any Owner paying on or before the 31st January will receive the 15% discount.

9. Website – Mike has apologised that he can not make this meeting but reports that he is happy with the way Alan is looking after the website with just a little help from him.

Mike and Alan have been meeting to ensure Alan has the necessary training to take over the management of the website. The handing over of the admin side of the web hosting site has been completed; the technical side will be handled by Alan.

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. Update of progress with independent contractor. A meeting has been

arranged with an Independent contractor to look into the situation and prepare a new quote and see what other options may be available.

10.2 2020 AGM and Owners week. A brief discussion took place regarding Owners week. The AGM will take place on Monday 20th April.

The bus trip will take place on Wednesday 22nd April and will be a day trip to Benidorm. The first is the local market followed by lunch, time on your own to explore Benidorm and a visit on the way back to either a chocolate factory or a shoe factory.

There has already been a good response to the trip and space will be allocated on a first come first served basis. If anyone wants to put their name down for the trip they can contact Laura Glover at:

skye11uk@yahoo.co.uk

10.3 Owners Club house request. A request has been received from the Owners Club House committee asking for the possibility of using some of the Bellaluz land to place a storage unit. The area where the Bellaluz maintenance yard is situated (in the woods behind block 18) already has 2 storage units. This is close to the Owners Club House and would have no additional impact on the site. There were no objections to this request.

Action 10/01-06 Ian to contact Gill Schofield to advise her.

- **(Next meeting scheduled for 13th March 2020)**

With no further comments to add the meeting closed at 12.25pm.