



**Minutes of the Committee Meeting
Held at the Administration Office in Bellaluz – 11am.00hrs
Friday 18th September 2020**

Attendees

Ian Glover
Juan Carlos Cabeza Martinez
Amanda Schofield – Administration
Anne McCartan
Ashley Scott

Via Zoom link

Jimmy Woods
Mike Mcpherson
Alan Gemmell

1. Apologies for Absence

Janet Horsburgh
Phillip Lowes

Due to the Corona virus it was decided to keep the meeting as brief as possible and to hold with a maximum of 6 people in the office maintaining maximum distance between all attendees all other members attended via a zoom link.

2. Action progress sheet.

See Appendix 1.

3. Applications – Applications received during the lockdown period have been distributed to all committee members and a decision made electronically Owners have been informed of the decisions. The following applications are pending

3.1 Jan Barraclough and Mike Baker 19-04 Build a small extension to sitting room at side of property. Awaiting planning permission. It was decided that Ian & Juan Carlos will meet with the Owners on their next visit to discuss the extension.

3.2 Billy and June Peter 16-01, tile existing breeze block on terrace. Result of publication of application to be discussed. The Peters have been asked to attend this meeting.
This application has been rejected.

3.3 Patrick Taylor - 03.04 – Paint the inside of patio wall with approved paint. Application approved

3.4. Gary Clarke - 01.16 – Replace green railing at side of front door with a gate (same height as original railing.) Application agreed same design, height and colour as what is currently installed

3.5 Gary Clarke - 01.16 – To erect a storage unit with tiled roof to be built on side wall adjoining wall to 01.11 Length 181cm´s height 181cm´s – Application approved but any storage room must have a damp course included in the build

3.6 - Gary Clarke - 01.16 to fit a bracket to the wall to secure bike or BBQ safely - Denied

Action 18/09/2020–1 Admin to inform Owners of the approval/rejection of their applications.

4.Finance – A package to help Owners pay for fees monthly was made available to Owners for 2nd half fees 2020. A similar package will also be available for 1st half fees 2021 and extended for the whole year if necessary.

Depending on the state of finances towards the end of the year it is hoped that a prompt payment discount will be available to all Owners. The % amount will be decided later in the year.

Action 18/09/2020 –2 Ian to lease with Laurence Pearson (Examiner) in December

A discussion then took place about current spending and the budgets. Ian informed the meeting that the financial position was being continually monitored. It was agreed essential spending to be adopted for the foreseeable future and Mike commented we need to be prudent with spending as the future with Coronavirus is so uncertain.

4.1 Debtors – As expected the number of debtors has increased in 2020 but we are trying to secure payment plans with Owners.

4.2 Inmogolf debt recovery – The original payment plan agreed by the Community and Inmagolf has not been kept to. It was agreed that a minimum payment be made this was agreed at 5.000.00-€ a month. To date Inmogolf have paid in 2020 a total of 43.000.00-€ to the Bellaluz community.

4.3 Bellaluz Accounts and 2021 review. – The Bellaluz accounts remain in a healthy position. Ian stated that spending has to continue to ensure that small problems do not become chronic problems in the future.

Each project due to begin will be studied to see its impact on the village its level of importance on both a visual aspect and in terms of health and safety, full costs will be considered.

Essential work such as damp in apartments in Locales caused by sinking walkways have to go ahead. Civil engineers reports have already been received and need to be acted upon.

Action 18/09/2020 – 3 Admin/Maintenance to work with reports and independent contractors to have works completed.

5. Gardens & Environs – Some Owners have mentioned the banking at the back of blocks 17 & 18 the area is in a poor and overgrown state. The gardeners are to be contacted over this and plans to tidy up and plant the area are to be requested. It was mentioned that the Orange trees in Plaza Mayor are looking in better condition, other areas needing attention were discussed and noted by Anne who would bring these up on her next meeting with Miranda gardens.

Dog fouling is on the increase throughout the village and some Owners are not cleaning up the mess their dogs are making if caught not doing so fines can be imposed against this act. We urge all Owners to be responsible.

The garden area outside block 2 was asked to be looked at, Anne noted this request.

Alan raised the point and concern about the amount of debris and building materials being left around the village, Ian mentioned this situation would be dealt with the deep cleaning of the car parks programme due to commence imminently.

5.1 Gardening meetings – To be resumed between Anne and Antonio Miranda. Admin to organise. A meeting has been arranged for Friday 2nd October 2020.

6. Maintenance.

6.1 Winter Maintenance programme.

Actions to take place over the winter months will include cleaning and painting area throughout the village. Further balustrade works will be completed using stock that is currently in place.

An engineer's report has been produced identifying 3 areas that are causing damp in some properties due to walkways sinking contractors and prices will have to be requested for the completion of these works but these repairs are deemed essential to prevent further damage to Owners properties.

Ashley raised the issue regarding the guidelines on balconies and the quality of the lining being used to prevent water filtration. The guidelines state what is required from the community for the installation of new balconies. Balcony repairs and membranes are the Owners responsibility. It was agreed the regulations for the installation of new balconies would be reviewed.

Alan requested that all current maintenance jobs to completely finished and for the maintenance team to be encouraged to keep on top of maintenance works before they become chronic. He asked that no plans be made for big capital spends.

Ian then explained the only large capital spend in the pipeline was the implementation of new steps in to the main pool, the current steps are not

safe and need to be replaced the pool is also due to be emptied and re-grouted that last time this was done was 6 years ago. The ideal time to repair the pool is while it is empty this would include implementation of steps to be able to walk in to the pool and also the filling in of the deep end to decrease the depth, therefore reducing water usage and cheaper and easier to heat. The introduction of a saltwater system would also be considered.

This item would have to be approved by the Owners at the next AGM 2021

The water feature by the long-term car park is waiting for a stainless-steel ball and a pump to be installed.

A request was made for the STOP sign by the long-term car park to be removed, the gate to the long stay car park be repaired. The yellow bollards throughout the village are in a poor state of repair and are to be replaced with kerb stones to. These works were agreed by the committee.

Painting programme; the first blocks to be painted over 6 years ago were blocks 8 & 3 and they are now looking a tired and neglected and are a different colour to the rest of the village. It was suggested that the acrylic paint would be suitable for jet washing and quote was to be requested also quotes were to be requested for possible approval but would not take place until 2021 once a clear financial picture was available.

The topic of the possibility of the General Community office and Doctors was then discussed and how Ian was pushing Tony Coles the General Community President to reconsider the current choice and locate both in Bellaluz. Alan commented Bellaluz was not suitable due to lack of disabled ramps and access for ambulances. Ian and Ashley both assured the meeting that these issues will be addressed, and any additional ramps and access points will be installed.

7. Administration

Juan Carlos described the report that had been published by the Bar of administrators and their recommendation that no community meetings should take place until at least 1st April 2021. Stating budgets can be extended, posts and positions to remain in place until an AGM can be held. A provision date of 19th April has been set for the Bellaluz AGM 2021.

The Christmas Market has now been cancelled it is hoped that maybe an Easter market could be arranged for 2021.

9. . A.O.C.B.

9.1 – Covid 19 pandemic update on current situation

Cases remain high and the restrictions on meeting and social distancing remain the same. The GC send out updates regularly which we send to all Owners. Quarantine remains in place for any visitors returning to the UK which has had a dramatic effect on the number of people in Bellaluz and La Manga Club.

9.2 – Payment plan extension for 1st half fees 2021 – Please see point 4 of the minutes

9.3 – AGM 2021 – A provisional date of 19th April

9.4 – Renewal of Club TV contract – The terms, conditions and price of Club TV and Wifi remain the same and will continue for a further year. The operation of the CCTV cameras in the parking areas is also to be granted to Club TV. **Action 27/07- 6, Action 18/10-10 and Action 13/03/2020-6**

9.5 – Opening hours of the swimming pool – Ian mentioned the usage of the pool during July, August and September had been very little with very few owners and visitors using the area. Having the facility open has meant the area has to be supervised, disinfected and the rules and regulations for using the pool area explained to all entering the area.

This is in order to comply with the Murcian Governments laws in relation to community pools during the Covid-19 pandemic. Fines for breaching the new laws in relation to community pools start at 30,000.00€ rising to 600,000.00€

The cost to have this managed by an external company was quoted at 14.00-€ per hour. That was the lowest quote obtained and would have caused a severe financial implication to the community.

Janet who was unable to attend the meeting but had sent an email to Juan Carlos. She asked for her appreciation to be noted for the systems that had been put in place and how safe people felt and “a huge thumbs up for the new pool spa installation” She also wanted to thank Ian and Laura for all their hard work.

Anne also commented at the hard work and amount of hours that Ian and Laura had put in to ensure the pool area could remain open and safe. Phil Lowes, via email, also commended Ian and Laura for their hard work.

It was decided unanimously that for October due to cooler mornings and evening that the pool would be open from 12pm to 5pm every day. These hours will also help to maintain the pool temperature as the pool covers will be on for a longer period.

9.5 – Rental of pool kiosk 2021 – Ian at this point left the meeting. Philip Lowes who was unable to attend the meeting due to a bereavement requested by email that a motion should be voted on that no pool rental should be paid for by Ian and Laura for the 2020 rental period, this was also backed by Ann and Janet.

A further proposal was some form of remuneration package should be agreed for Ian and Laura for the extra hours and work that they had put in.

This was discussed by the remaining committee members and it was agreed unanimously the pool bar rental would not be paid by Ian and Laura for 2020. The rental would be paid for by the budget of Pool Supervisor fees.

It was agreed by all members present that no remuneration package would be given.

Whilst Ian was out of the meeting the pool bar tender/contract was discussed the current contract is under review with certain clauses to be added regarding a termination clause and the duration of the contract. The legalisation of the pool bar is still in process for this reason no deadline has been set for the opening of the tender process. It is expected that the legalisation process will be completed before the end of 2021.

It was mentioned that there are 2 aspects of the running of the pool to be addressed. The business side of the pool bar and the health and safety aspect of the pool. Under Murcian law a pool attendant is not compulsory, but the residing President has overall responsibility for safety of the pool area and for the safety of visitors in the village. As set out in Horizontal property law.

Following further discussion and taking into consideration the disastrous 2020 season and the likelihood of another poor season in 2021. The decision was made that the incumbent leaseholder would always be given preference to any new contract /tender when made available and once the current contract had been amended it will run for 4 years.

It was then unanimously agreed that the incumbent lease holders would be awarded the pool bar contract for the next 4 years starting in 2021.

Action 18/09/2020 – 4 Juan Carlos to draw up 4-year contract for signing.

Ian then entered the meeting and brought the meeting to a close.

- **Next meeting scheduled for 11TH December 2020**

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