



December 2020

Dear Owner,

Firstly I wish you all a very merry Christmas and a happy new year when they come. I also hope that you are all well and staying safe.

I also wish to give our condolences to those who have lost a loved one this year.

Without doubt this will have been the strangest and probably the hardest year we have all lived through. The Corona Virus pandemic has changed the world and will continue to do so for the foreseeable future. For the first time since 1985 we were unable to hold an Annual General Meeting. With the Spanish Bar of Administrators giving a tentative date of 1st April 2021 as the date when they will allow communities to hold their annual assemblies.

In the last few weeks we were shown a light at the end of the Covid-19 tunnel for the first time with the approval of the first vaccine for the virus. Depending on which news reports you watch or which news papers you read the "return to normal" through inoculation could take between 6 and 9 months.

If I am honest and being realistic our plans to hold an owners week from 18th to 23rd April 2021 will probably not happen, but we can hope. The bylaws allow us to hold the meeting up to the end of June but we will be guided by the law and Covid guidelines. If the worst happens we can call an E.G.M. in the second half of the year.

Whilst on the subject of an annual assembly any resolutions to be included in the agenda of the A.G.M. have to be submitted to the administrator by 31st December 2020. As do any nominations for President, Vice Presidents (there can be up to 7), Administrator and Examiner.

The community has gone through a lot of change in the last few years and this includes improving the accessibility of the village and the refurbishment of the stairways. This process is now almost complete with the exception of a few small ramps and dropped kerbs which are still required. Two new disabled parking spaces have been created in the car park in front of blocks 1 and 2 with a new ramp and hand rails immediately adjacent to these spaces. The accessibility programme in the community will be completed this year.

The community unanimously voted to upgrade the pool bar kiosk at our last AGM. Unfortunately due to the vagaries of Spanish planning law and a number of unfounded accusations of impropriety, the re-building of the pool bar was delayed and will probably not now happen in the foreseeable future. A refurbishment of the existing kiosk was completed and it now provides a good working environment and will do so long after Laura and I give up running it.

Other work at the community pool has also been completed in the early part of 2020. All the contracts for the work had been completed and signed prior to the Spanish lockdown due to the pandemic. The small pool has been completely renewed and now has a salt water filtration system and a new pump room. The pump room having been destroyed by the September 2019 gatafría. A mural round the toilets and terrace at the pool bar has also been done this was paid for out of the Bellaluz owners week fund.

I have compiled quite a lengthy document in relation to all the expenditure at the Bellaluz community pool area and thought of including it in this letter. However as I have said it is lengthy and contains a lot of financial information. If any owner wishes to see this document please contact me directly and I will send you a copy.

Bellaluz finances have remained in good health and we move into 2021 with a 15% discount early payment discount being applied to the fees. I discussed the discount with Laurence Pearson our examiner and decided on the amount due to a number of factors. These include the current financial status, the excellent level of payment in July and the fact that there are very few capital projects planned for the forthcoming year.

The level of complete non-payment did rise slightly but not significantly and a number of owners took up the offer of a payment plan with the prompt payment discount included. The offer of a payment plan with the discount is available to all owners for the first half of 2021. **If you want to take up on this please contact the administrator to calculate the plan for you.**

One project will have to be carried out this year is the re-grouting of the main pool. It is 7 years since it was last done and the existing grouting is failing. It is planned to carry out this process commencing the week after the proposed 2021 owners week.

Following an owner suffering injuries as a result of the metal steps into the main pool we asked the retained civil engineer to report on the steps. The conclusion was that the steps are legal as they have been there so long. However the report also states that ideally the steps should be built into the pool wall. The committee discussed this and will submit a proposal to the next A.G.M. to carry out works to modernise the steps and make safe.

There are other maintenance issues ongoing including the replacement of dangerous ceilings between blocks. A second ceiling between blocks 4 and 5 fell down during the summer and has been replaced. Examinations of the walkway ceilings has been done to ascertain which if any need repairs.

Most other maintenance matters are being completed using existing stock materials so as to minimise costs. There are still two communal walkways in the community left that have not had the breeze block walls replaced with ballustrades. These will be part of the maintenance programme early in 2021, as we have most of the materials required in the community building materials stock. Laurence Pearson and I will review the situation again in February 2021 before any decisions are made on other maintenance/upgrading projects.

We suffered the loss of the small pool and its' pump room and a number of properties suffered water ingress and 2 were flooded, as a result of the September 2019 gota fria. There has been several measures put in place to prevent this happening in the future. This also included the resurfacing of the ramp down into the car park at block 8 which was breaking up badly. The new surface has been layed in such a way to prevent flood water from uphill

running into that car park with the installation of a speed hump.
The storm drain half way down that hill has also been expanded.

Wishing you all the best for the coming festive season,

Ian.