

## AL SECTOR 1

Minutes of a meeting virtually on 5<sup>th</sup> May 2023 at 11am Spain time 10am UK time.

	NAMES	POSITION
IN ATTENDANCE:	Chris Armitage Joni Burnett Kahloud Milani Paul Hutchinson Ceri Holmes	President Comunimas
	Apologies: Jason Callow Nicola	

No	Item	Key Actions
1	<u>Approval of last meetings minutes</u>	All agreed - approved
2	<p><u>Matters Arising</u></p> <p>Electricity bill – breakdown by block</p> <p>Water Supply – found out the pipe from the golf course had been cut, meaning we didn't get any more free water.</p> <p>Trying Document for google translate into French</p>	<p>JB – has sent all the invoices for each block to CA, CA was unsure whether they were by each block and JB confirmed they were.</p> <p>CA mentioned it is due to be put back on this week and is chasing where we are.</p> <p>JB (Jodi) was due to check whether sector 2 was also receiving this water. Will ask him.</p> <p>All agreed google translate can be done by anyone, CH suggested we translate the minutes and get them checked.</p> <p>CA remarked it would be easy for people to undertake this themselves.</p>
3	<p><u>Maintenance</u></p> <p><u>Block painting</u></p> <p>Sector 2 now needs repainting, the quality of the initial paint work wasn't great. Sector 3 will be ready for its initial painting.</p> <p>Due to the size of sector 1, other sectors will benefit from savings if all sectors are done together.</p> <p>We have got €150,000 available for the repaint, this fund will rise to €175,000 as we have saved €25,000 each year for this purpose.</p> <p>Bloque 10 has already been painted due to damp problems, this has solved further issues as the paint used seems to be of good quality.</p>	<p>CA pushing with Sector 2 and entity that we get a combined quote for all three sectors. Hopefully economy of scale should help with costs.</p> <p>CA big exercise coming up of getting quotes.</p> <p>JB suggested using Nicole for the paint quotes, but Chris had issue with responses from her.</p>

	<p><b><u>Parking bay notices</u></b></p> <p>Lots on facebook about parking in wrong places, we don't put these numbers on the bays as it is a security risk, a request to put parking numbers on bays, is it an expense to do and what do people think.</p> <p>There have been 3 or 4 comments on facebook.</p> <p><b><u>Car park damp</u></b></p> <p>Water was getting into all bloques via openings which lead to the garages. Glass blocks have now been fitted to these openings to prevent any further damp.</p> <p><b><u>Garage lighting</u></b></p> <p>All lights have been checked and approx. 40 tubes replaced in all 10 bloques, there are still complaints about light staying on.</p> <p>CA still getting complaints about lights staying on, he has checked 3 times as to why this is happening and yet still not fixed.</p> <p><b><u>Electric cars</u></b></p> <p>Several owners have installed charging points, concerns about different quality of jobs for each installation from different companies.</p> <p>Entity has discussed putting in a public charging bays at the car park by the lagoon, this hasn't happened yet but will eventually happen.</p> <p>Owners legally need to request authorisation and present the project of the installation to ensure that connection goes to their individual electrical meter.</p> <p>There have been no requests so far</p>	<p>All agreed if an individual apartment wants to put one up it's entirely up to them. Some owners have security concerns letting people know when they aren't there if we identified all the bays.</p> <p>All agreed happy with the work done.</p> <p>Communications should be sent out to ask individuals to note whether their garage block lights are permanently on.</p> <p>JB said standardization should be put in place with confirmed suppliers to ensure all electrical points are connected correctly to apartments meter and not to the garage electricity.</p> <p>JB a list of installed electrical points needs compiling and then the relevant checks should be made to ensure all connections are correct.</p> <p>CA authorization needs to be in place for all future electrical applications.</p>
4	<p><b><u>Gardens</u></b></p> <p>Sector 3 fencing, concerns have been raised that when sector 3 is complete, occupiers will think sector 1 is a public garden to walk through, but not realising it doesn't belong to them but each sector, possibility to barrier off sector 3 at a cost of €20,000, alternatively should we use signs to highlight these gardens belong to sector 1.</p> <p>JB feels that when sector 4 is built signs won't stop people from walking down through the gardens.</p> <p><b><u>Gardener relocation</u></b></p> <p>To be relocated from bloque 10.</p>	<p>CA thinks the signs would be worth trying and then see how it goes. Also agree by PH, CH</p> <p>KM was asked to look into what costs requests we could make to another sector, i.e. proposed charge to other sectors.</p> <p>The gardeners from entity have now been relocated to the building at the back of the lagoon.</p>

5	<p><b><u>Projects</u></b></p> <p>Garden lighting – they are not working, we have put up lights on entrances above gates, they are now working, they are not solar but mains fed as some of the bloques entrances are in the shade.</p> <p>Actual garden lighting and wiring is poor, this includes paths in gardens, pool lighting and all pathway's, these should be a priority, however the circuit boards are old and not fit for purpose, it looks like the entire circuit needs replacing.</p> <p>PH asked whether elements of this can be solar lighting, Aart Van Os a Dutch gentleman, used to be vice present has offered to look at lighting project.</p> <p>Request to whether there is a possibility to install full solar garden lights instead of rewiring.</p> <p><b><u>Garden and cleaning contract</u></b></p> <p>Contract is up for renewal for both gardens and cleaning, due diligence is required, however we are not looking to change the contract but to look and get comparative quotes.</p>	<p>AVO will be looking to project manage this, we've had a comprehensive survey in the past and it shows how bad the lights are, quotes have also been requested in 2 parts, 1 to replace what is there now and 2 to install solar panels between bloques 5 and 4 in the shrubbery area.</p> <p>JB has suggested looking at similar light which are in Casares, which are full lamps with individual solar panels on them.</p> <p>JB consider installing solar panels in the grass areas and using the energy for the pools pumps, if we have individual solar lamps.</p> <p>CA likes the idea of individual solar lights, suggests we invite AVO and look at the garden lighting and solar.</p> <p>PH recommended going on Amazon and buying bulk for the individual solar lights.</p> <p>JB will ask to be sent a digital catalogue on solar lamps in which we can consider looking at costs.</p> <p>Speak to Patrick at next committee to look into possible suppliers of gardening and cleaning. attendance requested for this meeting but couldn't make it.</p>
6	<p><b><u>Communications</u></b></p> <p>A new owners letter needs to be compiled and sent out.</p> <p>Lots of facebook post regarding emergencies and who to contact. JB mentioned there are emergency numbers in circulation which owners can call if they have an emergency, although these haven't been circulated for a while.</p> <p>CH mentioned she wouldn't know where to start looking if something went wrong.</p> <p>A welcome pack needs to be put together for new and existing owners introducing them to the website and the emergency contacts.</p>	<p>CA to compose with CH</p> <p>CH offered to compile a facebook post which will consist of all the emergency numbers i.e. electrical, plumbing etc this can be placed on social media as a first point of call for all owners.</p> <p>CH to put a section on the website for contractor or all types of work.</p>

	<p>We should look to put together a list of tradesmen whether they are 5* or 1* highlighting what type of work has been undertaken i.e. bathroom fitters, kitchen appliance repairers.</p>	<p><b>CH to send out communications over facebook asking for information to compile this tradesmen list.</b></p>
7	<p><b><u>Security Issues</u></b></p> <p>Concierges needed – there are questions regarding if the concierges are necessary or not, owners are asked to provide feedback to the committee regarding this service</p>	<p><b>CA send out post regarding feedback</b></p>
8	<p><b><u>Lagoon</u></b></p> <p>Attendance figures – There has been an increase in attendees and costs, there has been a limit of 100 outsiders and less complaints this.</p> <p>Income from the lagoon should be higher this year, however the lagoon and entity costs are increasing and we have no control or intake in either of these costs.</p> <p>Next year sector 3 will also access the lagoon, there is the understanding that the children's area in the lagoon will be turned into another beach area.</p>	<p><b>More transparency on the lagoon costs will be requested, as well as financial planning for the lagoon.</b></p> <p><b>Note: the Lagoon Segregation and ownership is still pending and will come up in the future.</b></p>