

## 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 Jason Callow Nicola Mason Paul Hutchinson Ceri Holmes	President Comunimas

No	Item	Key Actions
1	<u>Approval of last meetings minutes</u>	All agreed - approved
2	<p><u>Budget</u></p> <p>Try to identify the cost pipe block of electrics</p> <p>Anywhere we can actually get the cost per block</p> <p>It has been identified people are charging their cars on the community electricity in some communities</p>	<p>JB – sent electricity bills out to companies to get comparisons from various companies.</p> <p>Within a week or two assessments available to see if viable to change companies, possible saving of 10 – 15%, companies cutting costs to attract new customers.</p> <p>Electricity bills should have been sent to CA</p> <p>Once bills have been sent to CA he can look to identify usage per block.</p>
3	<p><u>Financial Update</u></p> <p>Carry over of €11,742 from last year was queried</p> <p>We are suffering from the worse drought in 48 years, as this year the community well is dry. We need to think about not throwing water on the gardens, there is an agreement with Sagamore for Estepona Golf to provide free water, we have been told we are no longer getting free water, not sure if this agreement has been stopped as we are still not getting this water.</p> <p>All outstanding amounts owed to the lagoon have are now up to date (Inc April), all money in our account is now ours. To date we have €171,000.00 in bank account and €149,000.00 in deposit, (put away €25,000 for painting of blocks)</p> <p>Looking to wait for painting till sector 3 is ready to go ahead with their painting of the blocks, this is to see whether we can get a better price by having both sectors done at the same time.</p>	<p>Backdate was from the water bill for December, billed in January.</p> <p>JB to check whether this agreement is still ongoing</p>

	<p>KH has asked for more information regarding digital accounts, would like to understand defined details of maintenance of blocks, it shows two charges. Also can she have more details about cleaning, in 3 months it's about €40,000. Also more information about pool repairs and gardening articles.</p>	<p>CA suggest KM submits her specific questions on email</p>
4	<p><b><u>Pool repairs/documentation</u></b></p> <p>Where is the paperwork to show the pools have been cleaned.</p> <p>Comments on Facebook regarding the cleanliness of the pools. How many times are the pools cleaned. Even though pools have been cleaned we will still get plant debris and vermin due to being in the countryside.</p> <p>Many times KM has been there and there have been no sight of the pools being cleaned</p>	<p>CA – all documentation is on the walls within the toilet area.</p> <p>JB – The pools are cleaned once a week during off season, twice a week during mid-season and daily during peak season. Water is tested once a month till May then twice a month till the end of the summer.</p> <p>CA suggested we ask for a log to show when the pools are being cleaned.</p>
5	<p><b><u>Facebook feedback</u></b></p> <p>Is there a possibility to have the AGM at the weekend or during an evening.</p> <p><b><u>Language:</u></b> Can we look to have a French translation of the meeting minutes. Do we know what percentage of owners are French speaking.</p> <p>PH pointed out he had a translation done and it cost 200 euros!</p> <p><b><u>Increase/decrease in fees:</u></b> Issues were raised about costs going up, can these raises be highlighted in advance before the AGM.</p> <p><b><u>Security</u></b> Security work for the entity and Sagamore, can we have more details on their job role and costs.</p>	<p>JB explained they would have to bring in extra staff and this would incur extra costs.</p> <p>All agreed we keep the meetings during weekdays.</p> <p>CA has no objection if we want to pay for a translator, however suggestions were it could be expensive.</p> <p>Recommendations for maybe using Google translator for the first one and see whether it's an option. Also check out cost of official translator</p> <p>NM asked JB to trial a document in google.</p> <p>JB we don't agree the fees until discussed at the AGM. The proposal can be put forward but the decision can only be made during this meeting.</p> <p>Agreed it's difficult to pre warn the outcome.</p> <p>Community fees are decided with owners at the committee meeting. Entity and lagoon fees are imposed on us, which have been absorbed in the past.</p> <p>Possibility to communicate the potential increase in advance and where it is going to come from and what areas was all agreed.</p> <p>JB Security work for Entity and Sagamore, Communimas have no say in their role, they can be asked and it can be incorporated into their daily role.</p>

	Do they have job descriptions?	JB as far as she is aware they have no job description.
	Are security different daytime and night?	CA to ask Javier what their role is during the night especially, do they do a walk round. Useful to log this information.
	Figures received were very late	Daytime is concierge , night time is security. Night crew are fully qualified security staff, daytime aren't.
	Full list of purchases should be available	CA responded that they were given 6 days prior to the AGM as soon as we received the lagoon fees answer to the challenge on increases This should be enough time to look at them?
	Overall raise in fees with no clear explanation	JB – if anyone wants to see the accounts in detail they can ask CA and they will be made available.  CH suggests putting a post on Facebook explaining these are available and how they can get them.  JB there are many different levels of accounts which if all were available it would create confusion  All agreed we felt this was explained.
	<b><u>Gardening/Pool</u></b> Breakdown of contract should be made available	CA explained Sector 1 pays €110,000 for 40,000 sq mt Sector 2 – €65,000 for 14,000 sq mt It is less than we should expect to pay for this size.  JB explained we should have another 1.5 gardeners due to sq mt size, however it would be an extra cost.  CA said the gardens never looked better last year, however, he is disappointed with the maintenance of the gardens this April 2023, questioned loss of Julian who replaced Paco, Julian was then replaced a new person, just how effective is his work. Some care of the beds are not looking great.  JB we need to keep on top of them, they work flat out and it's a matter of them taking on additional work. It's also difficult to find someone who is right for the job.  NM explained she had sent a note to Comunimas but hasn't been back yet to see whether this issue had been resolved and done.  CA – when time allows will do a top breakdown of the garden charges

	<p>Reporting of faults – random nature of reporting on Facebook.</p> <p><b><u>Lower pool pump</u></b></p> <p><b><u>Lighting</u></b> Issues raised regarding lights not working – ongoing problem.</p> <p>Difficult whilst work is ongoing to get smaller firms in to quote.</p> <p>Solar powered gate light to go above entrance.</p> <p><b><u>Lagoon balustrades broken</u></b></p> <p><b><u>Garage lighting</u></b> A lot of the lights in the garages don't work, there is also a problem where some of the lights don't go off, which is an impact on the electricity bills.</p> <p><b><u>Newsletter</u></b> Suggesting creating a newsletter, highlighting what work is going to be done, what has been done and any information needed to be communicated.</p> <p><b><u>Lagoon</u></b> Lagoon has updated all shades.</p>	<p>CH – Recommended there should be a port of call person or email address that all faults or problems can be addressed to. CH is happy to be this port of call and going forward is the communicator between Comunimas and the owner.</p> <p>JB hasn't received complaints, she has only seen them on Facebook.</p> <p>Solution is to use the Alcazaba email address and all complaints issues can be communicated to the email address. Use social media to give details of how they can report their issues.</p> <p>Details of the email need circulation.</p> <p>Pump and extraction system now replaced and should last twice as long due to chlorine extraction. Upper pool has now also been replaced.</p> <p>First quote in for replacing the lights was €100,000. We have €45,000 assigned for the work</p> <p>CA Solar panel gate lights are to be installed, no timescale given, however they have been sourced.</p> <p>Suggestion also offered to maybe looking at solar lighting instead of replacing the paths/pools area which don't rely on the existing circuit.</p> <p>It is the lagoons responsibility to repairs these.</p> <p>Review was done, there is a list available for each block garage which highlights how many are off and need replacing. Work has been authorised</p> <p>NM had previously done a newsletter, is happy to restart this and publish on social media.</p> <p>CA – mentioned he was trying to get old sunbeds for the pool area, overall theme is to make it more upmarket.</p> <p>Sector 4 is now priced at €850,000 - €1,100,000.00 and nearly ready to start selling.</p> <p>Owners beach this year should be extended to the children's area in the corner, it will have sunbeds</p>
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6	<p><b><u>AOB</u></b> PH mentioned the state of the road coming up though the golf course and also the damaged drain.</p>	<p>The road and lagoon is split between two councils, Cesares and Estepona, this will prove difficult. Sagamore are intent on selling 1.2m apartments the road will surely need repairing in order to sell these apartments.</p>