

Alcazaba Lagoon Sector 1 Committee Meeting Minutes

Thursday September 8th 2022

12.30 C.E.T

Comunimas Office

Present – Chris Armitage, Jason Callow, Joni Burnett, Jody Burnett (part)

Apologies – Khaloud Milani

Note – the meeting was originally scheduled for July and deferred twice due to late none-availability.

Approval of last meeting minutes

Agreed

Matters Arising

None

Financial Update

Joni presented the current accounts and following noted

Most actual spends are on track

Pool products over budget due to price increases – mitigated by bulk purchase in the spring.

Electric costs have reached the years budget already due to the high rise in price, not excess consumption. This is a major concern for year end, especially as lighting use currently limited.

Water costs look low but yet to receive bills for peak and given the loss of free water from the golf course after the ownership and personnel changes needs following. The gardeners have been working on a leak fix program and we are obviously saving water on sprinklers from the redeveloped areas so we hope this will help counteract the increase. The Autumn bill will give a fuller picture

The standing 25k for bloque painting fund will be transferred at the end of year. This will bring the fund to 150,000. We are targeting the re-paint of the bloques after the completion of Sector 3/phase 4.

The Lagoon income of 23,000 will be deducted from the end of year lagoon fee.

Maintenance priorities

We agreed the rusty metal railings on the rear of the bloques will be repainted. As we will be repainting the interiors when the bloques are painted only touch-ups for walls inside will be carried out.

Sagamore have noted we want to get a quote for our sector from the painters being used for Sector 3 when that is done to explore a potential cost saving. This will need checking closely to ensure standards.

The metal gates on bloques 1-3 are going rusty. They will be repainted by the same contractor who did 4-9, which has lasted well.

We do not have a Facilities manager watching over the site so any issues or items requiring repair are identified by a mixture of gardeners, owners and the committee. This is a random process and to help regularise the maintenance we will trial a weekly inspection by one of the Burnett team to spot and if possible fix immediately small problems, such as broken fencing, bulbs out etc and identify more major problems for repair separately. This will need a weekly report on fixes and faults and hopefully both improve the quality of the maintenance as well as save time on repairs. Jody Burnett to establish.

Garden Development Update

The extra palms/plants round the upper pool have taken well and will be looking even better next year. We need to look at the perimeter for more areas we can close off and reduce grass/ irrigation without spoiling the overall look.

Both water reduction areas are now finished and had a summer without sprinklers. The grass is looking paler and the bushes which are drip fed have taken well. The area near bloque 6 needs some more bushes to continue the divider line.

We will have to monitor for any dried trees/bushes at the back of the area between B4 and B5 which no longer gets sprinkler water in case we have any dried wood prone to fire. These will need to be trimmed right back.

The gardens overall are looking much better and the time released by the ride on mower is really paying off, allowing more attention to the plants. Grass quality is still variable, largely due to the different quality of soil and efforts continue to improve.

Garden Lighting - Overhaul.

Exterior lighting is currently much reduced due to faulty circuits continually blowing. A review and proposal will be conducted in October to use the lagoon income, circa 40K, to finance the repairs and improvements. Objective – reliable lighting circuits not needing constant repair and using less energy. Noted most of the issues appear to stem from the

distribution boards and the underground cabling can be re-used in many locations, which greatly reduces the cost but it will still be an expensive exercise.

Communimas Communications

These have been reviewed and Joni is closely monitoring incoming mails. There seems to be an improvement in this area but must be maintained.

Security Issues

Two gates on the lower pool had been forced open, probably with a crowbar. Whilst these are being repaired this is the third such repair. We have to make some decisions on the cost v risk of security on the perimeter and will be seeking opinions when we talk to owners.

The entry barriers and controls will be raised at the entity meeting and also the reduction in patrols through the sector at night.

Refuse disposal issues

This has been much improved by the provision of specific disposal areas for the catering, but we still get dumping of rubbish sacks and large items. The former could be much improved if people did not use oversize bags, which do not fit the apertures. We would ask all owners to make sure, including those who rent, that the bags used will fit the bins! The disposal of large items is being explored by entity, who manage waste disposal, to identify an out of sight disposal point on the site which could be cleared on a planned basis.

We previously requested improved signage of the bins to help people use the correct ones and this should be pursued.

Website

This has now been revamped by Ceri Holmes and look much better. We will include a request to owners to send any useful info they have so we can possibly include it in future revisions (Ceri has agreed to help with this)

Lagoon

Although we will make a very welcome 40,000 from the lagoon entry fees this year, we did have more feedback on crowding at peak, particularly in August. A new LEPA agreement is due and this needs to address the peak issues. Whilst the additional income is very useful for improvements to the sector it cannot be at the expense of the owner experience.