**Alcazaba Lagoon Sector 1 Committee Meeting Minutes**

**Friday November 18th, 2022**

16.00 C.E.T

Joint video

Present – Chris Armitage. Jason Callow, Khaloud Milani

**Approval of last meeting minutes**

Agreed

**Matters Arising**

Work not yet started on painting the rusty bars on the rear of the bloques – Jason will follow up.

**Financial Update**

Third quarter accounts finalised showing a small overspend for the year, driven by the electricity charges and water costs. The electric was known to be an issue given the rises in prices which could not be planned for. The water follows the summer drought conditions and the know lack of continued “free” water from the golf club. Worth noting this would be worse if we had not saved water with the work done in the spring to reduce the sprinkler coverage.

The lagoon income has yet to be included and with other areas in line we are tracking for the final year accounts being close to budget if we do not get any unexpected issues. With costs rising across the board, we will have to anticipate a fee increase next year to keep the books balanced.

**Gardens**

Several action points from recent inspections

* Add climber plant to fence near upper pool to visually block the manhole covers
* Check all the old sunbeds for breakages, the plastic is going brittle, and put the best into storage. Use only new type (with angled back) out round the pools in reduced numbers for winter.
* Waterfalls – turn both off for the winter season
* Gates all seem to be working but some closers need improvement.

**Garden Lighting**

Still no success on obtaining the lighting diagrams for the sector. We have been advised the cables are not the issue causing the trips but the junction boxes and light fittings. We should replace both with new ones where needed and review results rather than go to the considerable expense of replacing wiring underground. This cost will be covered by our lagoon income.

**Bloques**

B1-4 remove all the old wiring coiled up on the gravel beds on ground floors.

B1-3 – paint the metal entry gates which are rusting following poor previous coating (4 -10 were done by different contractor)

Authorised repainting of rusty lift doors – defined the criteria so minor rust at the bottom will not be done. To satisfy new requlations coming we have to install new sensors on the doors based on a “light curtain” to sense pressure on them. This should also reduce maintenance requirements.

Agreed rust treatment on garage stairs doors and frames. Water is coming through the open vent holes in the walls, and we will look at suitable covers

Inspections have now started, and we have 38 bulbs to be replaced. Good to note this might have saved 38 fault emails!

**Gardener Base**

The container has proved to be a safety concern with high internal temperatures being a risk for stored fluids. There is a possibility we can obtain a used sales office for a low price which could be adapted as a base in the same location as the container and we have provisional agreement with Sagamore to enable provision of services to it. This would be much more usable and enable the relocation of both entity and S1 gardeners. Costs to be shared. (S2 and 3 have gardener areas built in)

**Lagoon**

Prior to the LEPA being renewed a questionnaire for owners is to be circulated by entity to obtain views from S1 and S2. Sagamore are looking at major refit of the lagoon equipment to bring it up market, including new shades and “bali” beds. We have asked if any old sunbeds are surplus can we have them!

New plans need to include more space for owners and limited numbers July /August. Plan is to put prices up significantly.

Sector 3 will not be occupied next summer – plan to complete building end of 2023 and then licences will be needed before occupation.

Paddle courts – awaiting licences before proceeding.

**Security**

We have asked when new barriers will be installed. Suggested we have a monitor relaying the registration number of cars entering with a welcome ------- to Alcazaba. This can be driven by the existing ANPR records. Nice way of saying we are watching you.

We need additional speed bumps across the road to discourage drivers going through them.

Other sectors using our gardens, as has been raised before, could be an issue when S3 goes live so project to close off without it looking like a fortress needed next year.

**AGM**

Date for 2023 agreed with Comunimas – Wednesday March 29th, 2023. Format/venue TBC

**General**

The entry road from the coast in is in very poor condition. Sagamore are chasing the town hall about the maintenance and repair of the main potholes.